



## **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, August 17, 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>

**\*\*\*Public Testimony is Limited to 2 Minutes\*\*\***

**[220671](#)**

Accepting and approving a \$120,050.00 grant award agreement from the University of Kansas for injury prevention and control research; estimating and appropriating \$120,050.00 in the Health Grants Fund; and designating requisitioning authority.

**Attachments:** [KU Injury Prevention & Control Research FY23 - Fact Sheet](#)  
[KU Injury Prevention & Control Research FY23 - Fiscal Note](#)  
[KU Injury Prevention & Control Research FY23 - Budget](#)  
[Approp Admin Rev - TMP-1981](#)  
[Approp Admin - TMP - 1981](#)

[220688](#) Estimating revenues and appropriating funds in the amount of \$8,397,188.00 in the HOME Partnership Program from the American Rescue Plan; authorizing the Director of Housing and Community Development to execute contracts for HOME Partnership Program/American Rescue Plan (ARP) activities to be known as “HOME/ARP” funding activities; and designating requisitioning authority.

**Attachments:** [HOME-ARP Fact Sheet](#)  
[Fiscal Note](#)  
[Ordinance Approp Admin](#)

[220694](#) Authorizing the City Manager to execute the Second Amendment to the Restated Lease and Acquisition Agreement with Block 66, LLC, to allow the City’s contribution to be paid as a offset to the purchase price

**Attachments:** [Ordinance 220694 Fact Sheet FINAL](#)  
[Block 66 Lease Fiscal Note](#)

[220696](#) Authorizing the Director of Health to execute a professional services contract in the amount of \$75,000.00 with iBossWell for strategic business planning services for the Health Department; and authorizing the Director of Health to extend the term of the contract or increase the total contract dollar amount upon need and appropriation without further Council approval.

**Attachments:** [iBossWell FY23 - Fact Sheet](#)  
[Fiscal Note Template - TMP - 2140](#)

[220698](#) **Lucas, Bunch, Bough, Parks-Shaw and Robinson**  
Amending Chapter 88, Zoning and Development Code, by enacting new sections to be known as Sections 88-305-15, Accessory Dwelling Units, and 88-810-005, Accessory Dwelling Unit, for the purpose of establishing regulations for accessory dwelling units to provide housing choice while preserving the character of neighborhoods.

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

[220699](#) Approving various projects to be funded as part of the ReBuild KC grant program and directing the City Manager and the Director of Neighborhood Services to take certain actions to facilitate the funding of the projects.

**Attachments:** [Ordinance Fact Sheet ReBuild KC Recommendations 081022](#)  
[TMP 2112 Fiscal Note](#)  
[NPD ReBuild Presentation August 2022](#)

**Lucas, Robinson and Parks-Shaw**

- [220700](#) Enacting a new Code Section, 74-11, "Affordable Housing Set Aside;" directing the City Manager to develop a pricing sheet, provide priority consideration for certain projects, and provide an annual housing report to the Council; and repealing Ordinance No. 201038.

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

**Lucas, Robinson and Parks-Shaw**

- [220701](#) Establishing administrative processes for awarding standard incentive packages to residential, office, and industrial developments that meet certain criteria and directing the City Manager and the Director of Finance to take certain acts to implement the standard incentive packages.

**Attachments:** [No Fact Sheet](#)  
[Attachment A. Minimum Standard Incentive Packages 2022-2027 with maps 8.15.2022](#)

HELD IN COMMITTEE

**Fowler**

- [220554](#) Rezoning an approximately 24 acre tract of land generally located at the northeast corner of N.W. 72nd Street and N.W. Waukomis Drive from Districts R-2.5 and R-7.5 to District MPD, and approving a MPD development plan that serves as a preliminary plat allowing for a mix of uses that includes residential, office, conference facilities, and the preservation and protection of natural resource areas and granting deferral of required subdivision improvements pursuant to 88-405-22. (CD-CPC-2020-00138)

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

- [220583](#) Rezoning an area of about 2,100 square feet generally located at the terminus of E. 89th Terrace east of Westridge Road from District R-80 to District R-7.5 and approving a revised preliminary plat in District R-7.5 on about 13 acres to allow for 25 detached lots. (CD-CPC-2022-00046 & CD-CPC-2021-00247)

**Attachments:** [CD-CPC-2021-00247 Factsheet.pdf](#)

[220655](#) Vacating two north-south alleys generally located between Highland Avenue and Woodland Avenue, between E 24th Street and E 24th Terrace, and E 24th Terrace and E 25th Street respectively, with the first alley vacation to the north being in the Mount Evanston Plat and the second alley vacation to the south being in the Cowherds Vine Addition Plat; and directing the City Clerk to record certain documents. (CD-ROW-2021-00039)

**Attachments:** [CD-ROW-2021-00039 Fact Sheet](#)

[220661](#) Approving an amendment to the Kansas City Major Street Plan by updating the alignment of Tiffany Springs Parkway and Line Creek Parkway, and changing the name of Swope Parkway and J.C. Nichols Parkway within the plan. (CD-CPC-2021-00189)

**Attachments:** [CD-CPC-2021-00189 Fact Sheet](#)

[220664](#) Rezoning an area of about 24 acres generally located at 6200 E. Bannister Road from UR (Urban Redevelopment) to UR (Urban Redevelopment) and approving a UR development plan and preliminary plat for 342 residential units. (CD-CPC-2022-00098).

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

[Trails at Bannister NPD PowerPoint 8.17.22](#)

#### ADDITIONAL BUSINESS

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

#### 2. Closed Session

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

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

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

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

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



**File #: 220671**

ORDINANCE NO. 220671

Accepting and approving a \$120,050.00 grant award agreement from the University of Kansas for injury prevention and control research; estimating and appropriating \$120,050.00 in the Health Grants Fund; and designating requisitioning authority.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a grant award, in the amount of \$120,050.00 between the City of Kansas City, Missouri, acting through its Director of Health, and the University of Kansas (KU), whereby KU will provide funding to support the Health Department’s Aim4Peace Program within Kansas City, Missouri for the period beginning September 30, 2021 through September 29, 2022, for a total amount not to exceed \$120,050.00, is hereby accepted and approved. A copy of the grant award agreement, in substantial form, is on file with the Director of Health.

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

23-2480-500001-472700-G50507923	KU Injury Prevention	\$120,050.00
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Section 3. That the sum of \$120,050.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

23-2480-505079-A-G50507923	KU Injury Prevention	\$120,050.00
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Section 4. That the Director of Health is hereby authorized to expend the sum of \$120,050.00 from funds appropriated to Account No. 23-2480-505079-G50507923 for the aforesaid contract to be expended this fiscal year.

..end

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

Tammy L. Queen  
Director of Finance

Approved as to form and legality:

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Joseph Guarino  
Senior Associate City Attorney



**LEGISLATION IN BRIEF:**

Accepting and approving a \$120,050.00 grant award agreement from the University of Kansas for injury preventions and control research; estimating and appropriating \$120,050.00 in the Health Grants Fund; and designating requisitioning authority.

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

#REF!

**####**

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

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

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

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

**Section 00: Notes:**

*The University of Kansas has been awarded this grant and Aim4Peace is a sub-awardee. Aim4Peace has implemented its violence prevention program in two Level One trauma centers in Kansas City. This grant supports the work in those hospitals and extends this work to assist in providing more prolonged follow up and support to those who are survivors of violence. It will also support work with high risk youth who drop out of school who have a high likelihood of becoming victims of violence.*

#REF!

**FINANCIAL IMPACT OF LEGISLATION**

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

FUND	DEPTID	ACCOUNT	PROJECT	#REF!	#REF!

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

FUND	DEPTID	ACCOUNT	PROJECT	#REF!	#REF!
2480	500001	472700	G50507923	120,050.00	

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

FUND	DEPTID	ACCOUNT	PROJECT	#REF!	#REF!
2480	505079	601100	G50507923	120,050.00	

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

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

FUND	FUND NAME	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	All Outyears
2480	Health Grants Fund	120,050							
		-							
		-							
		-							
<b>TOTAL REV</b>		<b>120,050</b>	-	-	-	-	-	-	-

FUND	FUND NAME	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	All Outyears
2480	Health Grants Fund	120,050							
<b>TOTAL EXP</b>		<b>120,050</b>	-	-	-	-	-	-	-

<b>NET Per-YEAR IMPACT</b>	-	-	-	-	-	-	-
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<b>NET IMPACT ( SIX YEARS)</b>	-
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REVIEWED BY <b>James Sturdevant</b>	DATE <b>8/6/2022</b>
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**KU Injury Prevention & Control Research**

**Revenues**

Account Number	Revenue Account Title	Current Budget Estimate	Revised Estimate	Dollar Change
23-2480-500001-472700-G50507923	KU Injury Prevention & Control Research	\$ -	\$ 120,050	\$ 120,050

**Appropriations**

Account Number	Appropriation Account Title	Current	Revised Estimate	Dollar Change
23-2480-505079-A-G50507923	KU Injury Prevention & Control Research	\$ -	\$ 120,050	\$ 120,050
		<b>\$ -</b>	<b>\$ 120,050</b>	<b>\$ 120,050</b>

**KU Injury Prevention & Control Research**

**Budget**

<b>Object Line</b>	<b>FY23</b>	<b>Total</b>
A01100 Personnel	\$120,050	\$120,050
<b>A Personnel Services</b>	<b>\$120,050</b>	\$120,050
<b>TOTAL</b>	<b>\$120,050</b>	<b>\$120,050</b>







**File #: 220688**

ORDINANCE NO. 220688

Estimating revenues and appropriating funds in the amount of \$8,397,188.00 in the HOME Partnership Program from the American Rescue Plan; authorizing the Director of Housing and Community Development to execute contracts for HOME Partnership Program/American Rescue Plan (ARP) activities to be known as “HOME/ARP” funding activities; and designating requisitioning authority.

WHEREAS, the Coronavirus Aid, Relief and Economic Security Act (CARES Act) was passed by Congress and signed into law by the President on March 27, 2020, to make available supplemental funding for the HOME Partnership Program; and

WHEREAS, cities were disproportionately hit hard by the pandemic, affecting the most vulnerable residents in Kansas City, Missouri; and

WHEREAS, the HOME-ARP funding gives entitlement cities the flexibility to best meet the needs of people experiencing or at risk of experiencing homelessness, including through development of affordable housing, tenant-based rental assistance, supportive services, development of affordable housing, tenant-based rental assistance, supportive services, and acquisition and development of non-congregate shelter units and funds must be spent by 2030; and

WHEREAS, execution of contracts will provide needed funding for the production and preservation of affordable housing and supportive services, including services defined as: (1) Homeless Prevention and Housing Counseling, (2) the Purchase and Development of Non-Congregate Shelter (as defined in the Emergency Solutions Grants [ESG] Program), (3) permanent funding under the Continuum of Care Program and (4) Affordable Housing under the HOME Program, to benefit very low-to-moderate income persons; NOW, THEREFORE

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the revenue is estimated in the following account of the HOME-ARP Program Fund in the following amount:

23-2940-550001-476050-G55HOMEARP	HOME Revenues	\$8,397,188.00
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Section 2. That the sum of \$8,397,188.00 is hereby appropriated from the Unappropriated Fund Balance to the following accounts in the HOME Partnership Program Fund:

23-2940-555301-A-G55HOMEARP	HOME	\$1,259,578.00
23-2940-555317-B-G55HOMEARP	Housing Development	6,637,610.00
23-2940-555308-B-G55HOMEARP	Homeless Prevention	<u>500,000.00</u>
	TOTAL	\$8,397,188.00

Section 3. That the Director of Housing and Community Development Department is hereby authorized to execute contracts and expend up to \$419,859.00 from funds appropriated in Account 23-2940-555301-A to satisfy the costs of the HOME/ARP Block Grant for Administrative Purposes.

Section 4. That the Director of Housing and Community Development Department shall provide a HOME/ARP Plan as outlined and approved by the Department of Housing and Urban Development Department (HUD) prior to authorization to spend the remaining funding for administration and to execute contracts for the remaining expenditures in the form of contracts.

Section 5. That the Director of Housing and Community Development Department is hereby designated the requisitioning authority for Account Nos. 23-2940-555301, 23-2940-555317, and 23-2940-555308.

..end

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

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Tammy L. Queen  
Director of Finance

Approved as to form and legality:

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Joseph A. Guarino  
Senior Associate City Attorney



**LEGISLATION IN BRIEF:**

Estimating revenues and appropriating funds in the amount of \$8,397,188.00 in the HOME Partnership Program from the American Rescue Plan; authorizing the Director of Housing and Community Development to execute contracts for HOME Partnership Program/American Rescue Plan (ARP) to be known as "HOME/ARP" funding activities; and designating requisiting authority.

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

*For the purpose of authorizing expenditures new or planned to conduct municipal services*

<b>Does this legislation spend money?</b> <i>See Sections 01, 02 and 03 for sources of funding</i>	<input type="checkbox"/> YES	Yes/No
<b>Does this legislation estimate new Revenues?</b> <i>See Section 02 for new revenue estimates</i>	<input type="checkbox"/> YES	Yes/No
<b>Does this Legislation Increase Appropriations?</b> <i>See Section 03 for increases in appropriations</i>	<input type="checkbox"/> YES	Yes/No
<b>Are costs associated with this legislation ongoing (Yes)? Or one-time (No)</b> <i>See Section 00: " Notes" Below</i>	<input type="checkbox"/> NO	Yes/No

**Section 00: Notes:**

Five years of operational costs for ongoing programs should be included in Section 04 below.

**FINANCIAL IMPACT OF LEGISLATION**

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

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23 BUD	FY 23-24 EST

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

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23 BUD	FY 23-24 EST
2940	550001	476050	G55HOMEARP	8,397,188.00	

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

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23 BUD	FY 23-24 EST
2940	555301	601100	G55HOMEARP	1,259,578	
2940	555317	619080	G55HOMEARP	6,637,610	
2940	555308	619080	G55HOMEARP	500,000	

**NET IMPACT ON OPERATIONAL BUDGET** REVENUE SUPPORTED

*RESERVE STATUS:*

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

FUND	FUND NAME	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	All Outyears
2940	HOME Investment Fund	8,397,188						
<b>TOTAL REV</b>		<b>8,397,188</b>	-	-	-	-	-	-

FUND	FUND NAME	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	All Outyears
2940	HOME Investment Fund	8,397,188						
<b>TOTAL EXP</b>		<b>8,397,188</b>	-	-	-	-	-	-

**NET Per-YEAR IMPACT** -

**NET IMPACT ( SIX YEARS)** -

REVIEWED BY Robin Flaherty DATE 8/9/2022







**File #: 220694**

ORDINANCE NO. 220694

Authorizing the City Manager to execute the Second Amendment to the Restated Lease and Acquisition Agreement with Block 66, LLC, to allow the City’s contribution to be paid as a offset to the purchase price

WHEREAS, the City and Swope Community Builders previously executed that certain Restated Lease and Acquisition Agreement (the “Agreement”) on or about April 28, 2017, as authorized pursuant to Ordinance No. 170218, for the purpose of providing for the assemblage, acquisition and redevelopment of specific parcels within the East Village; and

WHEREAS, Swope Community Builders subsequently assigned its interests under the Agreement to Block 66, LLC, with the City’s consent; and

WHEREAS, the parties entered into the First Amendment to the Restated Lease and Acquisition Agreement on November 13, 2017; and

WHEREAS, the parties now wish to provide certain modifications to allow for the more expedited remediation of certain blighted parcels in the East Village area and to adjust the mechanism for the City’s contribution; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is authorized to execute the Second Amendment to the Restated Lease and Acquisition Agreement for the purposes recited herein. A copy of the Second Amendment in substantial form is attached hereto.

..end

Approved as to form and legality:

\_\_\_\_\_  
Emalea Black  
Associate City Attorney

**GENERAL**

**Ordinance Fact Sheet**

**220694**

**Ordinance Number**

**Brief Title**

Block 66 LLC Lease Amendment

**Approval Deadline**

**Reason**

Authorizing the City Manager to execute the Second Amendment to the Restated Lease and Acquisition Agreement with Block 66, LLC, to allow the City's contribution to be paid as an offset to the purchase price

**Details**

**Positions / Responsibilities**

<p><b>Reason for Legislation</b>                  Authorizing the City Manager to execute the Second Amendment to the Restated Lease and Acquisition Agreement with Block 66, LLC, to allow the City's contribution to be paid as an offset to the purchase price</p>	
<p><b>Discussion</b>                  (Including relationship to other Council actions)</p> <p>Ordinance No. 170218, which was adopted by City Council on or about April 28, 2017, authorized the City and Swope Community Builders to execute a Restated Lease and Acquisition Agreement (the "Agreement"), for the purpose of providing for the assemblage, acquisition, and redevelopment of specific parcels within the East Village</p> <p>This agreement included a provision that committed \$1.2 million in City funding for demolition and blight remediation within the district.</p> <p>Subsequently, Swope Community Builders assigned its interests under the Agreement to Block 66, LLC, with the City's consent.</p> <p>The current amendment provides certain modifications to allow for the more expedited remediation of blighted parcels in the East Village area and adjusts the mechanism for the City's contribution.</p> <p>Originally, the agreement contemplated that the City would reimburse the developer up to \$1.2, which was intended to come from surplus bond funds for prior East Village redevelopment activities.</p> <p>After execution of this agreement, it was determined that these funds were restricted, and the City may need to fund this obligation from other legally available sources, including potentially the need to issue debt.</p>	

<b>Sponsor</b>	City Manager's Office
<b>Programs, Departments, or Groups Affected</b>	CMO, Finance
<b>Applicants / Proponents</b>	Applicant  City Department  Other
<b>Opponents</b>	Groups or Individuals None Basis of opposition
<b>Staff Recommendation</b>	<input type="checkbox"/> For <input type="checkbox"/> Against Reason Against
	By <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)
<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**

**Policy / Program Impact**

To potentially save the City money for the cost of issuing and carrying debt to fulfill this obligation, the City and developer are now proposing to reduce the maximum sale price of the optioned properties under the agreement by \$1.2 million to offset the City's funding obligation.

This agreement also adds in two specific deadlines for completion of blight remediation activities. December 31, 2023, is now established as the Outside Demolition Date, and June 30, 2024 is now established as the deadline for the developer to provide documentation to the City that the demolition and blight removal activities have been completed.

**Is it good for the children?** Yes.

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

**Finances**

<b>Cost &amp; Revenue</b>	
	<i>Increase/Decrease in Revenue Expected Annually</i>
<b>Fund Sources</b>	

*(Use this space for further discussion, if necessary)*

**Applicable Dates**

**Fact Sheet Prepared by:**  
Kerrie Tyndall, City Manager's Office

**Reviewed by:**





**File #: 220696**

ORDINANCE NO. 220696

Authorizing the Director of Health to execute a professional services contract in the amount of \$75,000.00 with iBossWell for strategic business planning services for the Health Department; and authorizing the Director of Health to extend the term of the contract or increase the total contract dollar amount upon need and appropriation without further Council approval.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of Health is authorized to execute a professional services contract with iBossWell for a total contract amount not to exceed \$75,000.00, for Health Department strategic business planning for the contract period of September 1, 2022 to March 31, 2023, to be paid from funds appropriated in Account No. 23-2480-505069-B-G50506924. A copy of the contract, in substantial form, is on file with the Director of Health.

Section 2. That the Director is hereby authorized to extend the term of the iBossWell contract without further Council approval and that the Director is also hereby authorized to amend this contract to increase or decrease the total contract dollar amount contingent upon the need and availability of appropriated funds.

..end

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

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

Approved as to form and legality:

\_\_\_\_\_  
Joseph Guarino  
Senior Associate City Attorney



<b>LEGISLATIVE FACT SHEET</b>		Legislation Number:	<b>220696</b>	
		Approval Deadline:		
LEGISLATION IN BRIEF:				
What is the reason for this legislation?		<b>Fact Sheet Color Codes</b>		
		User Entered Field		
		User Select From Menu		
		For OMB Use		
		Sponsor(s)		
		Programs, Departments, or Groups Affected		
		Sub-Program in Budget (page #)		
		Applicants/ Proponents	City Department	
			Other	
		Staff Recommendation		
		Board or Commission Recommendation		
		<b>Future Impacts</b>		
Cost of Legislation current Fiscal Year				
Costs in Future Fiscal Years?				
Annual Revenue Increase/Decrease				
Applicable Dates:				
Prepared by:				
Date Prepared:				
Reviewed by:				
Date Reviewed				
Reference Numbers				
Discussion (including relationship to other Council actions)				
<b>Citywide Business Plan Goal</b>				
<b>Citywide Business Plan Objective</b>				
<b>Citywide Business Plan Strategy</b>				





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**File #: 220698**

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ORDINANCE NO. 220698

Amending Chapter 88, Zoning and Development Code, by enacting new sections to be known as Sections 88-305-15, Accessory Dwelling Units, and 88-810-005, Accessory Dwelling Unit, for the purpose of establishing regulations for accessory dwelling units to provide housing choice while preserving the character of neighborhoods.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Code of Ordinances, is hereby amended by enacting new sections to be known as Section 88-305-15, Accessory Dwelling Units; and Section 88-810-005, Accessory Dwelling Unit; with said new sections to read as follows:

**88-305-15 – ACCESSORY DWELLING UNITS**

**88-305-15-A. PURPOSE**

Accessory dwelling units are a household living use that is accessory to and located on the same lot as the permitted principal use. The purpose of this section is to:

1. Meet the changing needs of the community;
2. Provide housing choice while preserving the character of the neighborhood in which it is located;
3. Respond to the changing economy and the necessity for many households to secure additional income; and
4. Reduce the cost of housing by increasing housing density and doing so in a manner:
  - a. that may be more compatible with neighborhoods where detached dwellings predominate; and
  - b. where the benefits of additional income are distributed throughout the community to the individual landowners and renters.

**88-305-15-B. WHERE PERMITTED**

Accessory dwelling units are permitted on any lot with a detached dwelling where the dwelling is the principal building, subject to certain standards.

**88-305-15-C. GENERAL STANDARDS**

1. Accessory dwelling units may be attached or detached from the principal dwelling unit. If attached they shall be located in the rear or side yard. If detached they shall be located in the rear yard.
2. The owner of the lot shall reside in either the principal dwelling or accessory dwelling. The owner shall record against the property a deed restriction limiting occupancy of either the principal dwelling unit or the accessory dwelling unit to the owner of the property. Proof that such a restriction has been recorded shall be provided to the Director of City Planning and Development prior to issuance of the Certificate of Occupancy for the accessory dwelling unit.
3. No additional off-street parking is required. Any proposed parking shall conform to 88-420.
4. Detached accessory dwelling units may be located in the same building as a garage.
5. When attached, the accessory dwelling unit may have its own exterior entrance or shared entrance with a common vestibule.
6. If attached to the principal dwelling, the lot and building standards for the principal building shall apply.
7. If detached from the principal dwelling, it shall be located in the rear yard, the lot and building standards shall be as follows:
  - a. Setbacks shall be five feet from all property lines including projections; except on street side yards where it shall be five feet including projections or the same as the principal building, whichever is greater.
  - b. Maximum building footprint: 60% of the footprint of the principal dwelling or 25% of the rear yard, whichever is smaller. In no case shall the footprint exceed 800 square feet.
  - c. Maximum floor area: 800 square feet or 90% of the floor area of the principal dwelling, whichever is smaller.
  - d. All other setbacks shall be those that apply to all accessory structures.
8. Exterior stairs to provide access to an upper level accessory dwelling unit are allowed only on sides of the building facing the interior of the lot.
9. If an accessory dwelling unit was legally permitted prior to the passage date of this ordinance and the owner can provide documentary evidence to the satisfaction of the director of city planning and development of such use, the use may continue upon obtaining a new certificate of occupancy.

**88-810-005 – ACCESSORY DWELLING UNIT**

A secondary dwelling unit on the same lot as a principal dwelling unit. The accessory dwelling unit may be occupied by an independent household from that occupying the principal dwelling unit.

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

---

Joseph Rexwinkle  
Secretary, City Plan Commission

Approved as to for and legality:

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Sarah Baxter  
Senior Associate City Attorney

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

**220698**



**File #: 220699**

ORDINANCE NO. 220699

Approving various projects to be funded as part of the ReBuild KC grant program and directing the City Manager and the Director of Neighborhood Services to take certain actions to facilitate the funding of the projects.

WHEREAS, the City received Federal stimulus under the American Rescue Plan Act (ARP); and  
WHEREAS, the City allocated \$15 million of ARP dollars to the ReBuild KC Grant program; and

WHEREAS, the City received more than 1,200 applications for assistance requesting more than \$264 million in funding; and

WHEREAS, these applications were reviewed by a comprehensive team of City staff; and

WHEREAS, after reviewing applications staff recommends that \$1 million be allocated to the Minor home repair fund, \$1.073 million be allocated to 8 infrastructure improvement projects, \$703,000.00 be allocated to 12 sustainability programs, \$3.504 million be allocated to 8 housing projects, \$5.91 million be allocated to 37 community programs, and \$3.095 million be allocated to 6 other qualifying projects; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the use of \$1,000,000 of ReBuild KC funds to support the Minor Home Repair Program is hereby approved.

Section 2. That the following infrastructure projects are hereby approved, and the Director of the Neighborhood Services Department is directed to work with the necessary City departments to effectuate the following projects which collectively will not exceed \$1,073,000.00 in total expenditures:

Project Name	Bucket	Category
Main Street Streetscape Repairs	Infrastructure	Infrastructure - Streetscape
Broadway Sidewalk Repair	Infrastructure	Infrastructure - Sidewalks
Main Street frontage lane & parking improvements	Infrastructure	Infrastructure - Streets
Blue Hills - Kissick Park	Infrastructure	Infrastructure - Park
Community Connections	Infrastructure	Neighborhood Beautification

Ecological Restoration in Roanoke Park	Infrastructure	Infrastructure - Park
Sidewalk on Summit	Infrastructure	Infrastructure - Sidewalks
43rd St/Westport Rd Pedestrian Island	Infrastructure	Infrastructure - Bike/Pedestrian

Section 3. That the following sustainability projects are hereby approved, and the City Manager is directed to follow the City’s standard procurement process to effectuate the following projects which collectively will not exceed \$703,000.00 in total expenditures:

Project Name	Bucket	Category
Neighborhood Garden & Orchard	Sustainability	Community Gardening
Global One Urban Farming Community Outreach and Youth Jobs Program	Sustainability	Community Gardening
Inverness Diseased Tree Replacement	Sustainability	Infrastructure - Trees
Crossroads Street Tree Initiative	Sustainability	Infrastructure - Trees
Crossroads Street Tree Initiative	Sustainability	Infrastructure - Trees
Green Core Training: A Green Jobs Initiative	Sustainability	Sustainability Programming
Westport Commons Farm	Sustainability	Community Gardening
9th Street Garden Expansion	Sustainability	Community Gardening
Community Gardens: Increasing Food Access & Neighborhood Cohesion	Sustainability	Community Gardening
River reForest	Sustainability	Infrastructure - Trees
Next Gen Ag Tech:	Sustainability	Community Gardening
Food for the Cure Cancer Gardens	Sustainability	Community Gardening

Section 4. That the following housing projects are hereby approved, and the City Manager is directed to follow the City’s standard procurement process to effectuate the following projects which collectively will not exceed \$3,504,000.00 in total expenditures:

Project Name	Bucket	Category
--------------	--------	----------

Lakeview II Kansas City, LLC	Housing	Affordable Housing Development
18th and West Pennway - new affordable housing	Housing	Affordable Housing Development
Bundling Title and Enviro Remediation	Housing	Affordable Housing Development
The Reveal Strength Capital Campaign	Housing	Houselessness Support
Habitat for Humanity Kansas City Neighborhood Revitalization	Housing	Affordable Housing Development
The Prospect on 35th	Housing	Supportive Housing Development
Cottage Community/Navigation Center	Housing	Transitional Housing Development
Monarque Advisorys Housing Development in Washington Wheatly	Housing	Housing Development

Section 5. That the following community program projects are hereby approved, and the City Manager is directed to follow the City’s standard procurement process to effectuate the following projects which collectively will not exceed \$5,910,000.00 in total expenditures:

Project Name	Bucket	Category
Violence Intervention & Prevention Program	Community Programs	Public Health Investment
NNI Conference Room Technology	Community Programs	Neighborhood Capacity Building
Workforce Development Training	Community Programs	Workforce Training
The Lykins Focused Community Development Project	Community Programs	Neighborhood Repair and Blight Remediation
Northeast Housing Improvement Program	Community Programs	Neighborhood Repair and Blight Remediation
We Believe in Blue Hills - Rebuilding KC Neighbor by Neighbor	Community Programs	Neighborhood Repair and Blight Remediation
Demographics Database	Community Programs	Neighborhood Capacity Building
Working for Youth 2022	Community Programs	Youth Programming

The Mentoring Campus	Community Programs	Youth Programming
Economic Development Unit	Community Programs	Neighborhood Repair and Blight Remediation
37th Prospect Development	Community Programs	Neighborhood Repair and Blight Remediation
Old Hall	Community Programs	Neighborhood Programming
Greater KC Crime Stoppers 816-474-TIPS Hotline	Community Programs	Public Safety
Code Abatement Project	Community Programs	Neighborhood Repair and Blight Remediation
Minor Home Repair for Seniors, Disabled, & Low-Income	Community Programs	Neighborhood Repair and Blight Remediation
Boys & Girls Club Center	Community Programs	Neighborhood Capacity Building
Taking Up Space: A Home for Nafasi	Community Programs	Neighborhood Programming
ReVive M64132	Community Programs	Neighborhood Capacity Building
NexGen Technology Program	Community Programs	Digital Divide
Buck O'Neil Education and Research Center	Community Programs	Arts and Culture Programming
Increasing workforce opportunities for high school students	Community Programs	Workforce Training
Granville Woods Community	Community Programs	Workforce Training
Urban Rangers Transportation	Community Programs	Youth Programming
Build It KC 2022	Community Programs	Workforce Training
Ivanhoe Farm to Table Kitchen Programming Project	Community Programs	Neighborhood Capacity Building
Vacant lot transformation into multi-use youth area	Community Programs	Neighborhood Programming
CRT Community Revitalization Project	Community Programs	Neighborhood Repair and Blight Remediation
Rebuilding Neighborhoods One Block at a Time	Community Programs	Neighborhood Repair and Blight Remediation

Community Center Equipment	Community Programs	Youth Programming
Mattie Rhodes Outdoor Learning Pavilion	Community Programs	Arts and Culture Programming
Eastside Community Housing Improvement Event	Community Programs	Neighborhood Repair and Blight Remediation
HE[ART]LAND Fellowship 2022	Community Programs	Arts and Culture Programming
Clean Oak Park	Community Programs	Neighborhood Capacity Building
Abandoned Property Rehabilitation Project	Community Programs	Neighborhood Repair and Blight Remediation
Sarah Rector Mansion Renovation Project	Community Programs	Neighborhood Programming
Wendell Phillips Accelerator	Community Programs	Neighborhood Capacity Building
RLENTLSS Diversion	Community Programs	Public Health Investment

Section 6. That the following miscellaneous projects are hereby approved, and the City Manager is directed to follow the City’s standard procurement process to effectuate the following projects which collectively will not exceed \$3,095,000.00 in total expenditures:

Project Name	Bucket	Category
GIFT Business Center	Other	Entrepreneurship Development
The Ladd School Project	Other	Business Investment (Property)
KC CARAVAN	Other	Government Program Investment
DeLano School Youth Housing and Supportive Services Project	Other	Government Program Investment
Northland Health Care Access	Other	Government Program Investment
Cure Violence Expansion Project	Other	Government Program Investment

Section 7. Previously appropriated funds will be used to fund the projects identified in Sections 1-6 from the following account:

23-2585-575003-B-G57TEMP                      ReBuild KC                      \$15,285,000.00

..end

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

---

Tammy L. Queen  
Director of Finance

Approved as to form and legality:

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Emalea Black  
Assistant City Attorney

# GENERAL

## Ordinance Fact Sheet

**220699**

**Ordinance Number**

**Brief Title:**

**Approval Deadline:**

**Reason:**

**Details**

**Positions / Recommendations**

<p><b>Reason for Legislation</b></p> <p>Approving various projects to be funded as part of the ReBuild KC grant program. These projects/programs have been requested by residents and recommended by staff by residents as high priority and high need.</p> <ul style="list-style-type: none"> <li>\$1 million be allocated to the Minor home repair fund.</li> <li>\$1.073 million be allocated to 8 infrastructure improvement projects.</li> <li>\$703,000 be allocated to 12 sustainability programs.</li> <li>\$3.504 million be allocated to 8 housing projects.</li> <li>\$5.91 million be allocated to 37 community programs.</li> <li>\$3.095 million be allocated to 6 other qualifying projects.</li> </ul>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="padding: 5px;"><b>Sponsor(s)</b></td> </tr> <tr> <td colspan="2" style="padding: 5px;"><b>Programs, Departments, or Groups Affected</b> Neighborhood Services Department</td> </tr> <tr> <td style="width: 50%; padding: 5px;"><b>Applicants/Proponents</b></td> <td style="width: 50%; padding: 5px;"><b>Applicant</b> Neighborhood Services</td> </tr> <tr> <td></td> <td style="padding: 5px;"><b>City Department</b></td> </tr> <tr> <td></td> <td style="padding: 5px;"><b>Other</b></td> </tr> <tr> <td style="padding: 5px;"><b>Opponents</b></td> <td style="padding: 5px;"><b>Groups or Individuals</b></td> </tr> <tr> <td></td> <td style="padding: 5px;"><b>Basis of Opposition</b>  None Known</td> </tr> <tr> <td style="padding: 5px;"><b>Staff Recommendation</b></td> <td style="padding: 5px;"><input checked="" type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <b>Reasons Against:</b></td> </tr> <tr> <td style="padding: 5px;"><b>Board or Commission Recommendation</b></td> <td style="padding: 5px;"><input 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></td> </tr> <tr> <td style="padding: 5px;"><b>Council Committee Action</b></td> <td style="padding: 5px;"><input type="checkbox"/> <b>Do Pass</b> <input type="checkbox"/> <b>Do Pass (as amended)</b></td> </tr> </table>	<b>Sponsor(s)</b>		<b>Programs, Departments, or Groups Affected</b> Neighborhood Services Department		<b>Applicants/Proponents</b>	<b>Applicant</b> Neighborhood Services		<b>City Department</b>		<b>Other</b>	<b>Opponents</b>	<b>Groups or Individuals</b>		<b>Basis of Opposition</b>  None Known	<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <b>Reasons Against:</b>	<b>Board or Commission Recommendation</b>	<input 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>	<b>Council Committee Action</b>	<input type="checkbox"/> <b>Do Pass</b> <input type="checkbox"/> <b>Do Pass (as amended)</b>
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<p><b>Discussion</b> <i>(including relationship to other Council actions)</i></p> <p>These projects/prams were submitted by ReBuild KC grant applicants and reviewed by staff for viability and ARPA eligibility. Applicable departments will oversee the projects or programs to ensure compliance with existing standards. Costs were estimated as part of the proposals and will be further validated by City department staff.</p> <p><b>Is it good for the children?</b> Yes</p> <p><b>How will this contribute to a sustainable Kansas City?</b> The recommended projects and programs will contribute to sustaining and enhancing infrastructure, community gardening and reforestation, affordable housing and houselessness support, public health, workforce training, blight remediation, neighborhood</p>																					

capacity building, youth programming, and violence prevention.			<input type="checkbox"/> Committee Substitute <input type="checkbox"/> No Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do Not Pass
--	--	--	--

<b>Details</b>	<b>Policy / Program Impact</b>	
	Policy or Program Change	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
	Operational Impact Assessment	
	<b>Finances</b>	
	Cost and Revenue Projections	Cost of Legislation  Increase/Decrease in Revenue Expected Annually
	Fund Sources	2585-575003-B-G57TEMP Not to Exceed \$15,285,000 total expenditure

**Applicable Dates:**

**Fact Sheet Prepared By:**

**Reviewed By:**

**Reference Numbers**





# RebuildKC

NEIGHBORHOOD GRANTS



**KANSAS CITY**  
Neighborhoods



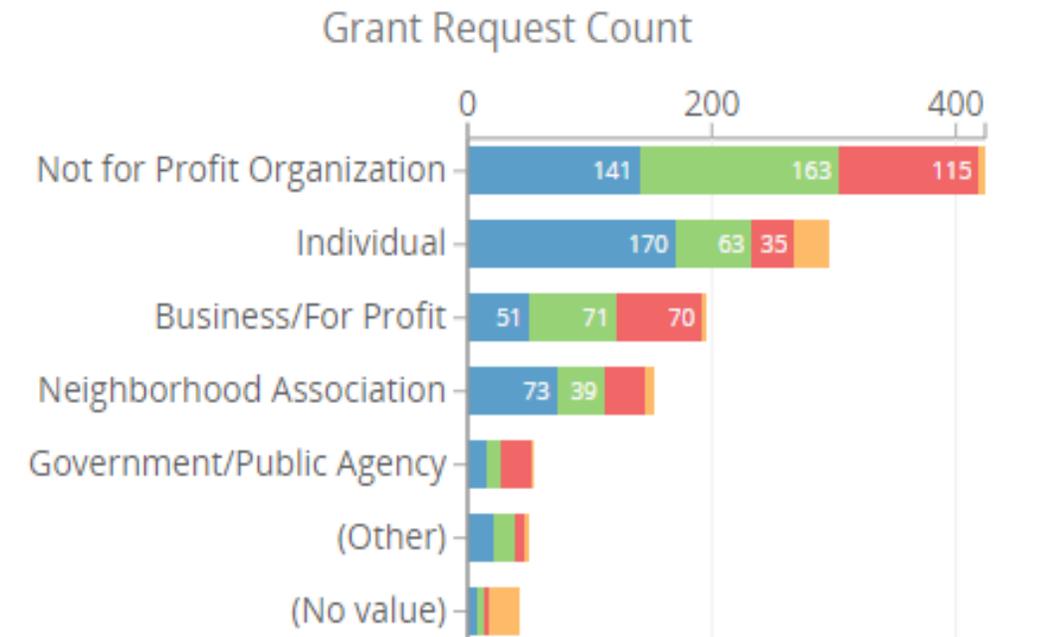
- ▶ **\$15M budget allocation**
- ▶ **Initial deadline: 2/22**
- ▶ **Deadline extended: 3/22**

**1,215 Applications  
submitted, totaling  
over \$264M**

# APPLICANTS

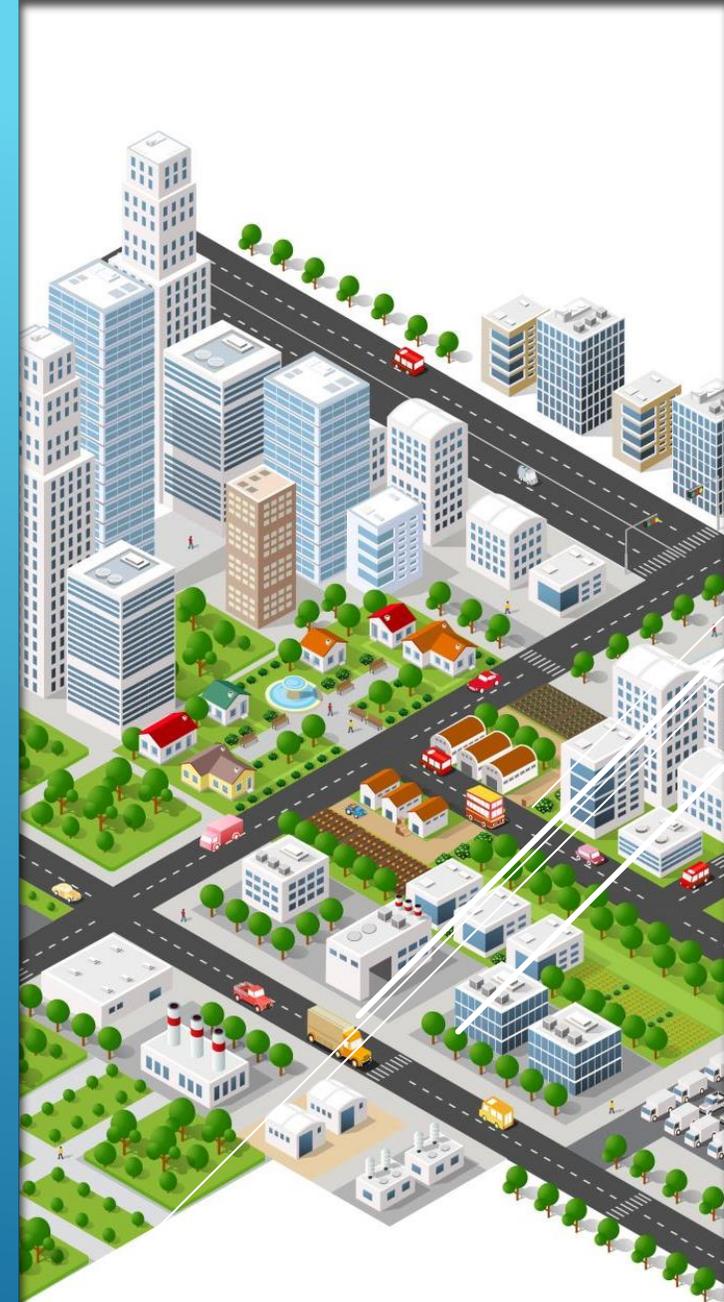
Applications came from a variety of sources

Applicant Type: Grant Requests by Amount



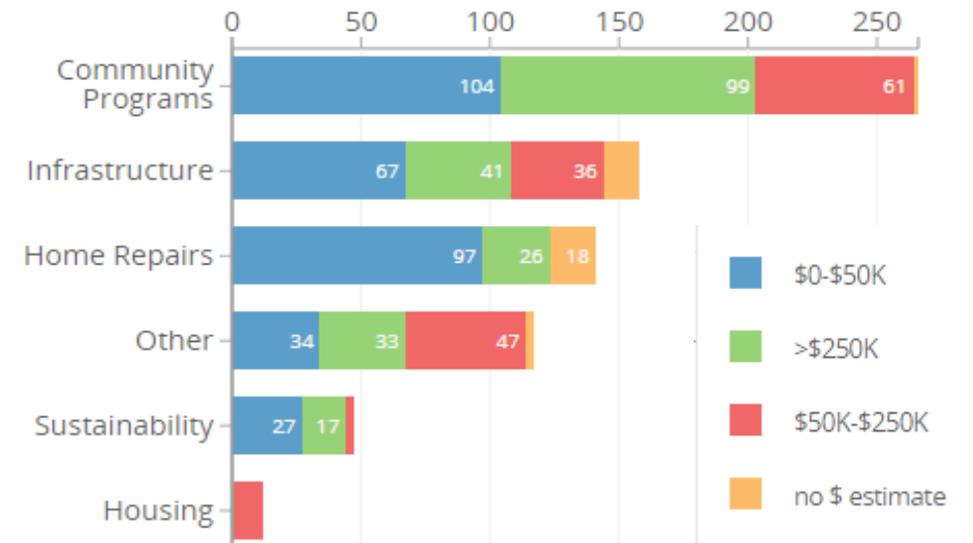
**PHASE 1: REVIEW**

**PHASE 2: ANALYSIS**

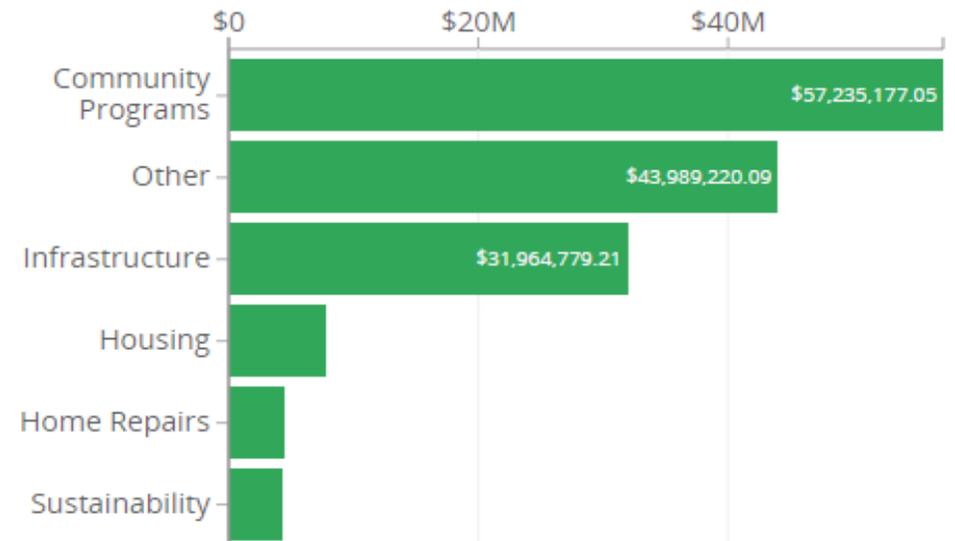


# PHASE 2: ANALYSIS

## Distribution of Grant Requests by Bucket



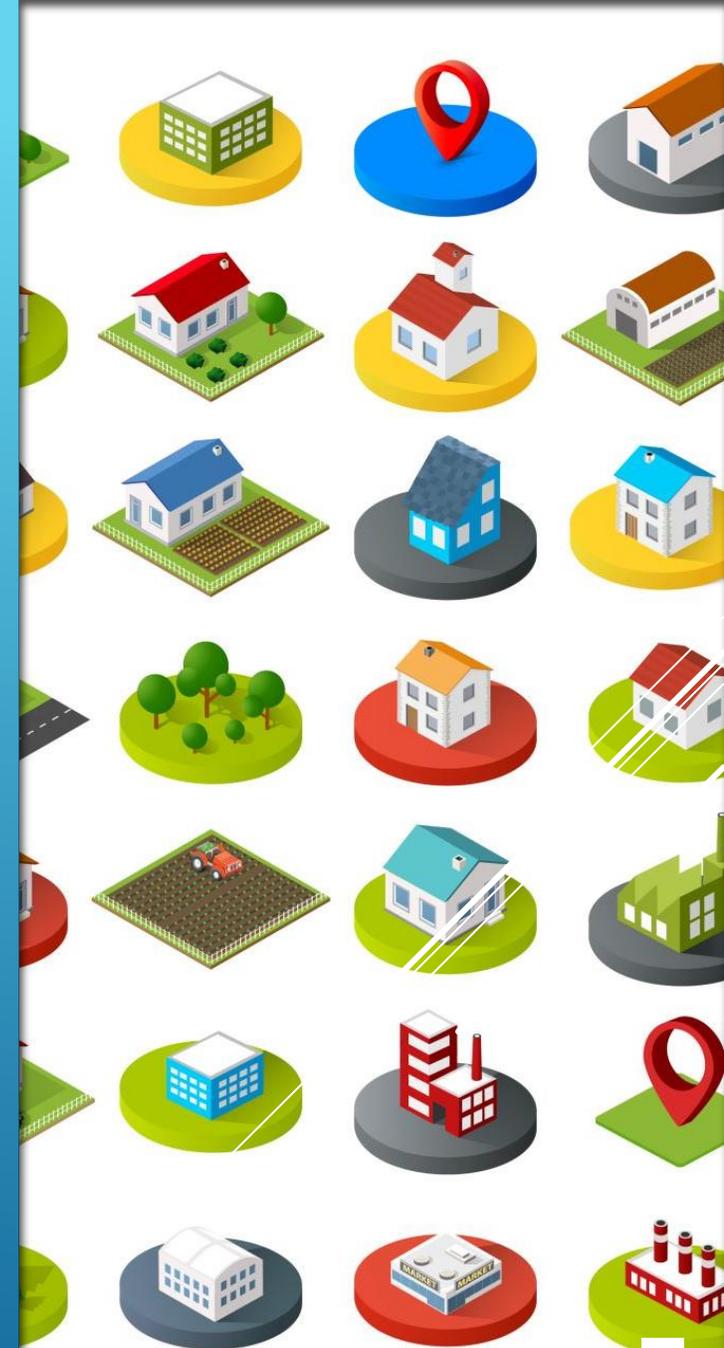
## Total Dollars Requested by Bucket



## Recommendations:

- ▶ Home Repair, 141 potential projects, \$1M
- ▶ Infrastructure, 8 projects, \$1.073M
- ▶ Sustainability, 11 projects, \$703k
- ▶ Housing, 8 projects, \$3.504M
- ▶ Other, 6 projects, \$3.095M
- ▶ Community Programs, 37 projects, \$5.91M

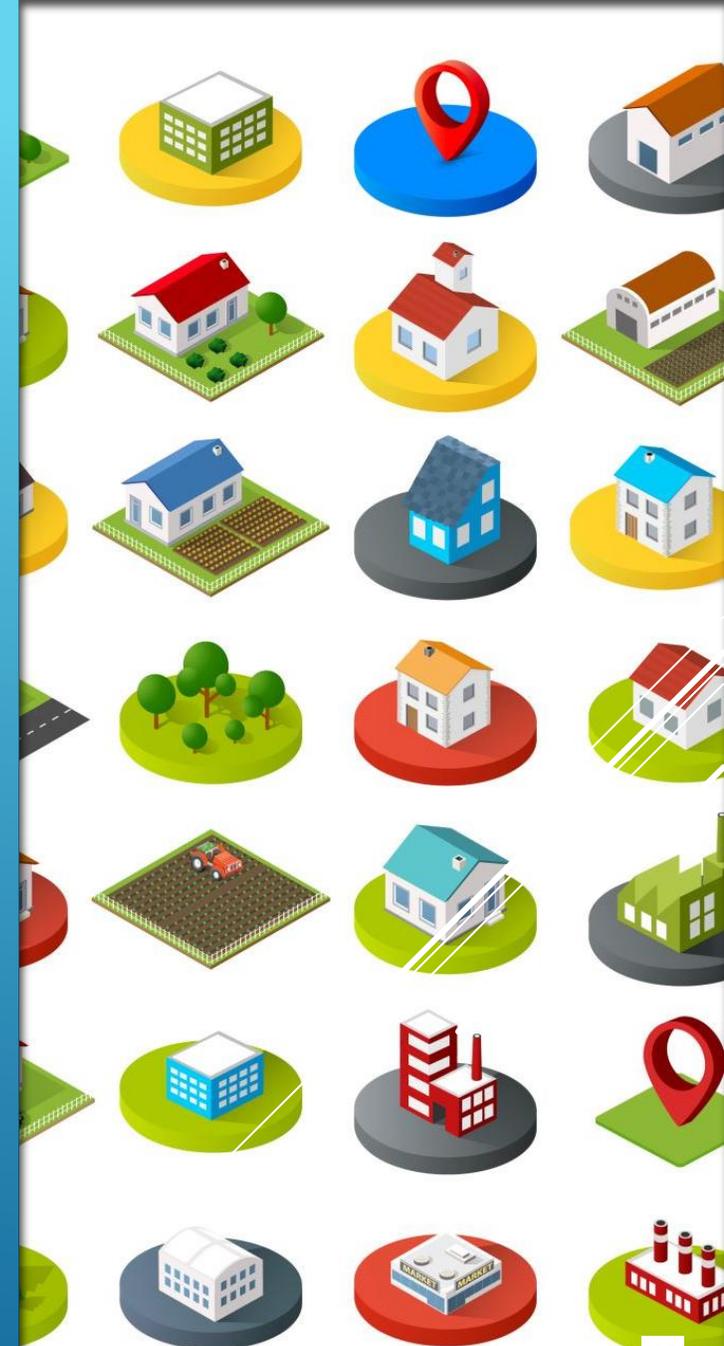
# PHASE 3: AWARDS



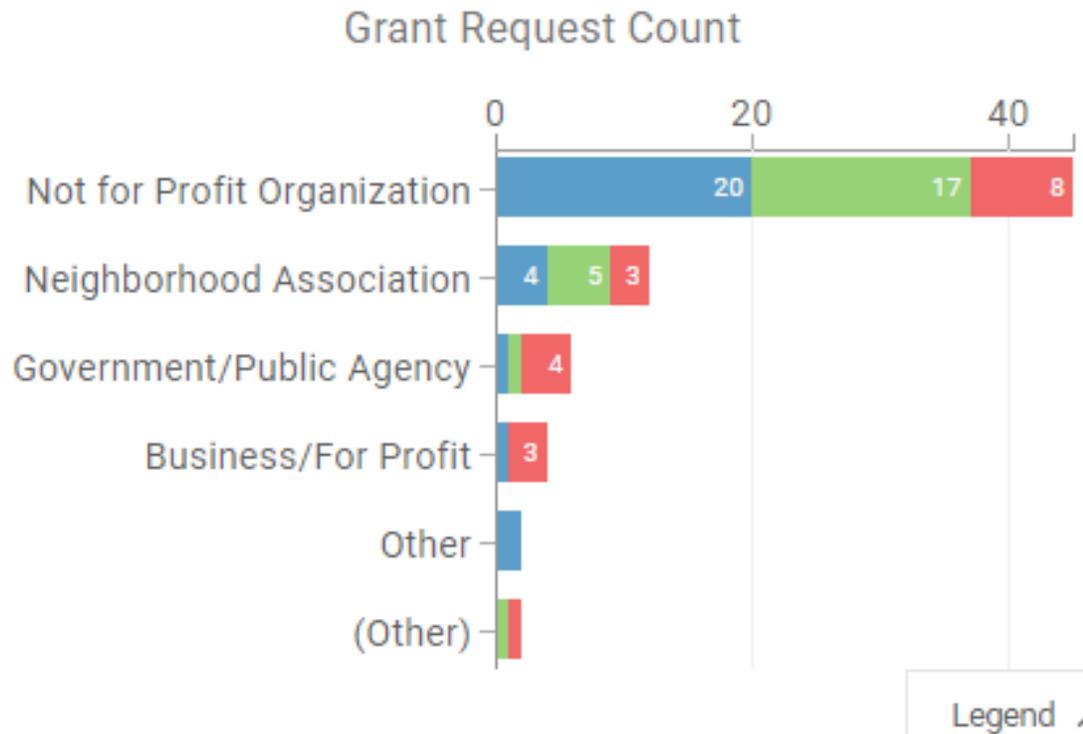
Recommending \$15.2 million in programs

Leverages \$92.7 million in total budgets

16.4% funding level



## Applicant Type: Grant Requests by Amount



Chart

Summary Table

[View Source Data](#)

# APPLICANT TYPE FOR RECOMMENDED PROJECTS

# HOME REPAIR



- ▶ 141 Applications for Home Repair
- ▶ Recommend formal review of all applications through a revised version of the City's Minor Home Repair Program.
- ▶ Recommending a funding level of \$1,000,000



- ▶ 1<sup>st</sup> District: 3
- ▶ 2<sup>nd</sup> District: 3
- ▶ 3<sup>rd</sup> District: 49
- ▶ 4<sup>th</sup> District: 16
- ▶ 5<sup>th</sup> District: 55
- ▶ 6<sup>th</sup> District: 15

## COUNCIL DISTRICT HOME REPAIR CANDIDATES

# COMMUNITY PROGRAMS

Recommending 37 projects in this category



Recommend funding not to exceed \$5.91M

Project Name	Bucket	Category
Violence Intervention & Prevention Program	Community Programs	Public Health Investment
NNI Conference Room Technology	Community Programs	Neighborhood Capacity Building
Workforce Development Training	Community Programs	Workforce Training
The Lykins Focused Community Development Project	Community Programs	Neighborhood Repair and Blight Remediation
Northeast Housing Improvement Program	Community Programs	Neighborhood Repair and Blight Remediation
We Believe in Blue Hills - Rebuilding KC Neighbor by Neighbor	Community Programs	Neighborhood Repair and Blight Remediation
Demographics Database	Community Programs	Neighborhood Capacity Building
Working for Youth 2022	Community Programs	Youth Programming
The Mentoring Campus	Community Programs	Youth Programming
Economic Development Unit	Community Programs	Neighborhood Repair and Blight Remediation
37th Prospect Development	Community Programs	Neighborhood Repair and Blight Remediation
Old Hall	Community Programs	Neighborhood Programming
Greater KC Crime Stoppers 816-474-TIPS Hotline	Community Programs	Public Safety
Code Abatement Project	Community Programs	Neighborhood Repair and Blight Remediation
Minor Home Repair for Seniors, Disabled, & Low-Income	Community Programs	Neighborhood Repair and Blight Remediation
Boys & Girls Club Center	Community Programs	Neighborhood Capacity Building
Taking Up Space: A Home for Nafasi	Community Programs	Neighborhood Programming
ReVive M64132	Community Programs	Neighborhood Capacity Building
NexGen Technology Program	Community Programs	Digital Divide
Buck O'Neil Education and Research Center	Community Programs	Arts and Culture Programming
Increasing workforce opportunities for high school students	Community Programs	Workforce Training
Granville Woods Community	Community Programs	Workforce Training
Urban Rangers Transportation	Community Programs	Youth Programming
Build It KC 2022	Community Programs	Workforce Training
Ivanhoe Farm to Table Kitchen Programming Project	Community Programs	Neighborhood Capacity Building
Vacant lot transformation into multi-use youth area	Community Programs	Neighborhood Programming
CRT Community Revitalization Project	Community Programs	Neighborhood Repair and Blight Remediation
Rebuilding Neighborhoods One Block at a Time	Community Programs	Neighborhood Repair and Blight Remediation
Community Center Equipment	Community Programs	Youth Programming
Mattie Rhodes Outdoor Learning Pavilion	Community Programs	Arts and Culture Programming
Eastside Community Housing Improvement Event	Community Programs	Neighborhood Repair and Blight Remediation
HE[ART]LAND Fellowship 2022	Community Programs	Arts and Culture Programming
Clean Oak Park	Community Programs	Neighborhood Capacity Building
Abandoned Property Rehabilitation Project	Community Programs	Neighborhood Repair and Blight Remediation
Sarah Rector Mansion Renovation Project	Community Programs	Neighborhood Programming
Wendell Phillips Accelerator	Community Programs	Neighborhood Capacity Building
RLENTSS Diversion	Community Programs	Public Health Investment

# HOUSING

Recommending 8  
projects in this category



Recommend funding  
not to exceed \$3.504M

<b>Project Name</b>	<b>Bucket</b>	<b>Category</b>
<b>Lakeview II Kansas City, LLC</b>	Housing	Affordable Housing Development
<b>18th and West Pennway - new affordable housing</b>	Housing	Affordable Housing Development
<b>Bundling Title and Enviro Remediation</b>	Housing	Affordable Housing Development
<b>The Reveal Strength Capital Campaign</b>	Housing	Houselessness Support
<b>Habitat for Humanity Kansas City Neighborhood Revitalization</b>	Housing	Affordable Housing Development
<b>The Prospect on 35th</b>	Housing	Supportive Housing Development
<b>Cottage Community/Navigation Center</b>	Housing	Transitional Housing Development
<b>Monarque Advisorys Housing Development in Washington Wheatly</b>	Housing	Housing Development

# INFRASTRUCTURE

Recommending 8  
projects in this category



Recommend funding  
not to exceed \$1.073M

<b>Project Name</b>	<b>Bucket</b>	<b>Category</b>
<b>Main Street Streetscape Repairs</b>	Infrastructure	Infrastructure - Streetscape
<b>Broadway Sidewalk Repair</b>	Infrastructure	Infrastructure - Sidewalks
<b>Main Street frontage lane &amp; parking improvements</b>	Infrastructure	Infrastructure - Streets
<b>Blue Hills - Kissick Park</b>	Infrastructure	Infrastructure - Park
<b>Community Connections</b>	Infrastructure	Neighborhood Beautification
<b>Ecological Restoration in Roanoke Park</b>	Infrastructure	Infrastructure - Park
<b>Sidewalk on Summit</b>	Infrastructure	Infrastructure - Sidewalks
<b>43rd st/Westport Rd Pedestrian Island</b>	Infrastructure	Infrastructure - Bike/Pedestrian

# OTHER



Recommending 6  
projects in this category

Recommend funding  
not to exceed \$3.095M

<b>Project Name</b>	<b>Bucket</b>	<b>Category</b>
<b>GIFT Business Center</b>	Other	Entrepreneurship Development
<b>The Ladd School Project</b>	Other	Business Investment (Property)
<b>KC CARAVAN</b>	Other	Government Program Investment
<b>DeLano School Youth Housing and Supportive Services Project</b>	Other	Government Program Investment
<b>Northland Health Care Access</b>	Other	Government Program Investment
<b>Cure Violence Expansion Project</b>	Other	Government Program Investment

# SUSTAINABILITY

Recommending 11  
projects in this category



Recommend funding  
not to exceed \$703,000

<b>Project Name</b>	<b>Bucket</b>	<b>Category</b>
<b>Neighborhood Garden &amp; Orchard</b>	Sustainability	Community Gardening
<b>Global One Urban Farming Community Outreach and Youth Jobs Program</b>	Sustainability	Community Gardening
<b>Inverness Diseased Tree Replacement</b>	Sustainability	Infrastructure - Trees
<b>Crossroads Street Tree Initiative</b>	Sustainability	Infrastructure - Trees
<b>Green Core Training: A Green Jobs Initiative</b>	Sustainability	Sustainability Programming
<b>Westport Commons Farm</b>	Sustainability	Community Gardening
<b>9th Street Garden Expansion</b>	Sustainability	Community Gardening
<b>Community Gardens: Increasing Food Access &amp; Neighborhood Cohesion</b>	Sustainability	Community Gardening
<b>River reForest</b>	Sustainability	Infrastructure - Trees
<b>Next Gen Ag Tech:</b>	Sustainability	Community Gardening
<b>Food for the Cure Cancer Gardens</b>	Sustainability	Community Gardening

## Percent of District's Applications Chosen for Funding

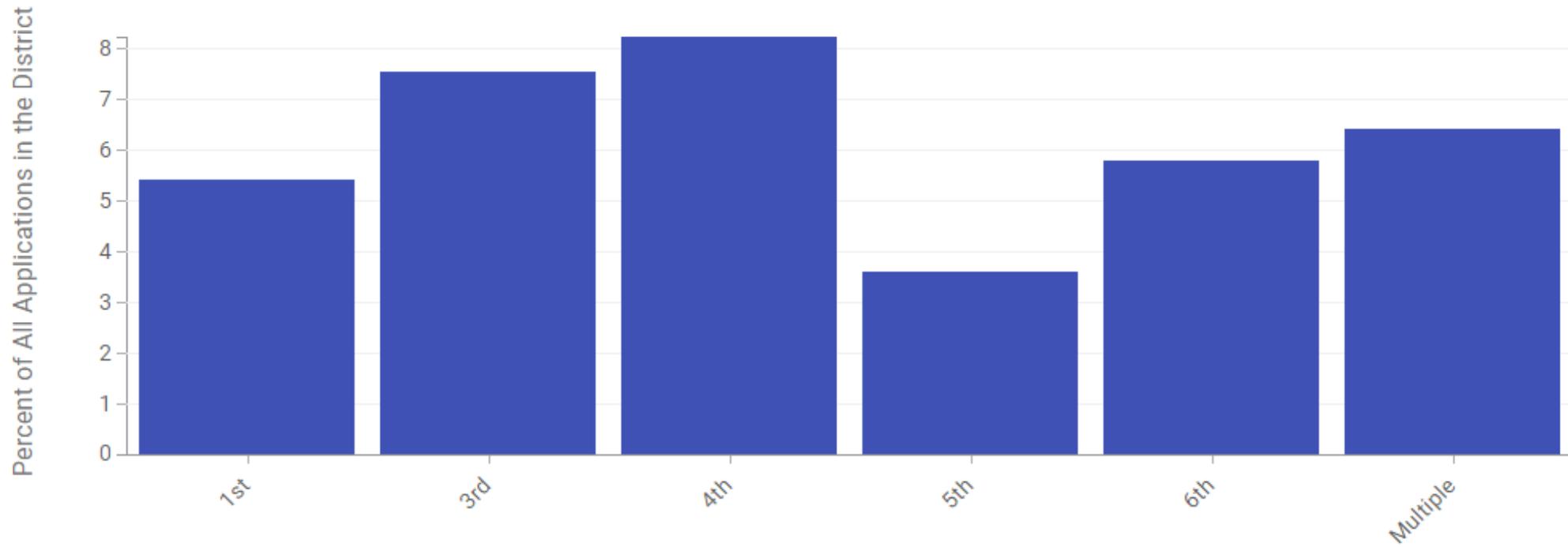


Chart  Summary Table

[View Source Data](#) ↗

Staff

Upon Council Resolution, Staff will:

Negotiate

Begin negotiations with approved applicants

Contract

Follow procurement process to enter into agreements, and/or transfer funds

Fund

Distribute funds, per agreement scope

Report

Work with Finance on proper documentation and reporting per federal guidelines

## PHASE 4: CONTRACTING & REPORTING

# RebuildKC

NEIGHBORHOOD GRANTS



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**File #: 220700**

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ORDINANCE NO. 220700

Enacting a new Code Section, 74-11, “Affordable Housing Set Aside;” directing the City Manager to develop a pricing sheet, provide priority consideration for certain projects, and provide an annual housing report to the Council; and repealing Ordinance No. 201038.

WHEREAS, on January 28, 2021, the City Council passed Committee Substitute for Ordinance No. 201038, As Amended, requiring residential projects that seek certain economic development incentives to contain a minimum number of affordable units; and

WHEREAS, Committee Substitute for Ordinance No. 201038, As Amended, provided that project developers could, in lieu of providing the required affordable units, make a payment that would be allocated the City’s Housing Trust Fund; and

WHEREAS, the Housing Trust Fund has proven an effective tool for supporting housing affordability for extremely and very low-income households, as evinced by Committee Substitute for Ordinance No. 220642, authorizing the expenditure of up to \$7,953,360.00 for affordable housing support and projects; and

WHEREAS, the City has a continued need for additional affordable housing; and

WHEREAS, the Council recognizes the importance of encouraging affordable housing at a range of income levels throughout the City; and

WHEREAS, adjusting the calculation of the in-lieu fee and the definition of affordable housing will clarify the Affordable Housing Set Aside Program requirements and bring them in-line with other City programs; and

WHEREAS, the Council wishes to ensure that the City’s Affordable Housing Set Aside Program requirements are easy to access and reference by codifying the process established by Ordinance No. 201038 and the base in-lieu fee; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 74, “Kansas City Redevelopment Ordinance,” is hereby amended by enacting a new section, 74 -11, “Affordable Housing Set Aside” to read as follows:

**Section 74-11. *Affordable Housing Set Aside.***

(a) The following definitions shall apply to this section:

*Affordable housing* means housing that a household having an income at or below sixty (60%) of the HUD MFI (“60% MFI”) for all households within the Kansas City metropolitan area would be able to afford if they were to expend not more than thirty percent (30%) of such income for the mortgage or rent, including utilities

*City incentives* means economic incentives granted by the City or any economic development agency created by the City, including Port KC, in the nature of the capture and redirection, abatement, or exemption of taxes or the issuance of bonds or grants by the City or other City-backed financing.

*Deeper levels of affordability* means housing priced such that households at lower incomes than 60% MFI within the Kansas City metropolitan area would be able to afford it if they were to expend not more than thirty percent (30%) of such income for the mortgage or rent, including utilities.

*Affordability offset value* means the estimated financial gap between revenues from market-rate units and affordable units. This amount shall be calculated annually by the City Manager’s Office, by adjusting the current estimated \$100,000, by an amount equal to any increase in the construction cost index for Kansas City published by the Engineering News Record.

*Sources of income* means the lawful manner by which an individual supports themselves and their dependents, including tenant-based rental assistance.

(b) For all development projects primarily providing multi-family housing available for rent and including twelve (12) or more residential units across all sites and phases of the development project that are seeking City incentives, at least twenty (20) percent of the total residential units shall be affordable housing.

(c) A project developer may make a payment to the City in lieu of the affordable housing unit provision in an amount equal to the affordability offset value multiplied by the number of units needed to meet the requirements of subsection (b). Such payment shall be deposited into the City’s Housing Trust Fund. For the purposes of calculating this payment, in any case where the number of units required by subsection (b) results in a number that is not a whole number, the number of units required shall be rounded down to the nearest whole number.

(d) That for purposes of this ordinance, affordable housing shall comply with the following criteria:

- (1) That all units qualifying as affordable housing shall be on the principal development project site and shall not be off site from the project.
- (2) That affordable housing units shall be mixed with, and not clustered together or segregated in any way, from market-rate units.

- (3) That all units qualifying as affordable housing shall either be at least one-bedroom units in size or be equal to or share the same size as at least 25 percent of units to be constructed on the project site.
  - (4) That if the project development contains a phasing plan, the phasing plan shall provide for the development of affordable housing units concurrently with the market-rate units. No phasing plan shall provide that the affordable housing units built are the last units in a housing development.
  - (5) That the quality and cost of in-unit finishes, systems, appliances, and square footage of all units deemed as affordable housing shall be comparable with that of the remaining units on the project site.
  - (6) That the exterior appearance of affordable housing units shall be made similar to market-rate units by the provision of exterior building materials and finishes substantially the same in type and quality.
  - (7) That the project developer must covenant with the City and successors in interest that the designated units remain affordable for a period of not less than the period of the incentive awarded.
  - (8) That the project developer must covenant with the City and successors in interest that the appropriate number of units be rented to individuals or families whose household incomes are at or below 60% MFI, in accordance with subsection (b).
  - (9) That the project developer must covenant with the City and successors in interest that the developer will not engage in any discriminatory housing practices as defined in Section 38-105(d) of the City's Code of Ordinances, including discrimination based on lawful sources of income.
  - (10) That the project developer must covenant with the City and successors in interest that developer will use a procedure deemed acceptable by the City to determine income eligibility of residents qualifying for the affordable housing units and that the City or its designee shall have the right to audit any such income verification procedure records. Any required determinations of income eligibility shall occur at the time an initial lease with the resident is entered into.
- (e) The following shall be exempt from the requirements of this section:
- (1) Any project that has been awarded federal or state Low Income Housing Tax Credits from the Missouri Housing Development Commission; and
  - (2) Any project that involves the renovation or rehabilitation of a building that has been designated by a government entity as a local or national historic landmark.

Section 2. That Code Section 74-11 shall not apply to projects that had submitted an application for the abatement, redirection or exemption of taxes prior to April 8, 2021, and shall not be construed in a manner as to apply to any tax abatement or any transaction authorized by the City or any other public entity prior to that date. To the extent Code Section 74-11 differs from Ordinance 201038, the new provisions shall not apply to any projects that submitted an application for abatement, redirection, or exemption of taxes prior to the effective date of this ordinance. Notwithstanding the foregoing, the requirements of this ordinance shall be imposed on any project that has submitted an application for the abatement, redirection or exemption of taxes prior to its effective date but has not received final approval from the relevant authorizing body by April 8, 2024.

Section 3. That the City Manager is directed to:

- a) Develop a pricing sheet each year designed to assign numeric rent values to the American Community Survey (ACS) percentage income guidelines of the Kansas City metropolitan area within 30 days of HUD's annual publishing of such guidelines;
- b) Provide priority consideration for City-administered housing subsidies for development projects receiving City incentives if they seek to provide deeper levels of affordability; and
- c) Provide an annual report to Council on the number and location of units, both affordable and market-rate, created by development projects receiving City incentives, to assist in the evaluation of the impact of this ordinance.

Section 4. That this ordinance shall be reviewed by the City Council not later than five years from the effective date of this Ordinance to determine its impact on the creation of affordable housing across the city.

Section 5. Ordinance No. 201038 is repealed as of the effective date of this ordinance.

..end

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Approved as to form and legality:

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Emalea Black  
Associate City Attorney

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

**220700**



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**File #: 220701**

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ORDINANCE NO. 220701

Establishing administrative processes for awarding standard incentive packages to residential, office, and industrial developments that meet certain criteria and directing the City Manager and the Director of Finance to take certain acts to implement the standard incentive packages.

WHEREAS, the City Council, by Committee Substitute for Ordinance No. 140031, As Amended, adopted the City's Economic Development and Incentives Policy and directed the City Manager to develop the scoring system set forth therein; and

WHEREAS, the City Council, by Ordinance No. 140375, adopted a certain scoring system for purposes of implementing the City's Economic Development and Incentives Policy, and the City Council has, from time to time, adopted revisions to this scoring system; and

WHEREAS, the City Council wishes to prioritize incentives to achieve the City's development goals, and provide staff, outside agencies, and potential developers a clear understanding of those goals; and

WHEREAS, the Council desires to provide an administrative pathway to accessing incentives, so they can be granted consistently and in a more expedited fashion to developments that deliver community benefit aligned with the City's articulated goals; and

WHEREAS, the Council desires that City staff undertake the following steps in order to create a program that implements standard incentive packages; NOW, THEREFORE,

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

Section 1. The Council establishes administrative processes for awarding standard incentives to residential, office, and industrial developments in order to achieve the following goals by December 31, 2027:

- (a) 10,000 units of affordable housing in target areas, as part of new multifamily development.
- (b) 60,000 additional target sector employees in target areas or increased speculative Class A office space to 15% market share.

- (c) 1,750,000 square feet of new speculative Class A industrial space or 8% industrial vacancy rate for four consecutive quarters.

Section 2. That the standard incentive packages available to qualifying developments and the criteria required for developments to qualify for administrative approval of these incentive packages are enumerated in Attachment A.

Section 3. That the City Manager is directed to establish the standard incentive packages described in Attachment A and is authorized to negotiate and execute agreements with the Economic Development Corporation of Kansas City, Land Clearance for Redevelopment Authority, Port KC, and Kansas City Area Transportation Authority, as necessary to provide the standard incentive packages outlined in Attachment A in a manner that is substantially consistent with the eligibility criteria in Attachment A. To the extent necessary to effectuate the standard incentive packages described in Attachment A, the City Manager is further directed to initiate the creation of urban redevelopment corporations, development plans, or urban renewal plans, and amendments thereto, along with any necessary revisions to Resolution No. 191024.

Section 4. That, in order to effectuate the standard incentive packages outlined in Attachment A, the Director of Finance is authorized to administratively negotiate and execute agreements that allow a redirection of 50% of increased economic activity taxes for up to 15 years for office and industrial developments eligible for such as outlined in Attachment A, subject to annual appropriation and applicable law. This authorization to execute contracts expires December 31, 2027. The City Manager is directed to prepare a comprehensive list of terms and requirements for administrative redirection agreements, which shall be circulated to the Council and posted on the City's website.

Section 5. That any third-party financial analysis requirements that have previously been established by ordinance or resolution are waived for projects that receive standard incentive packages, as outlined in Attachment A. This section shall not be construed as repealing any other exceptions or requirements that may have previously been enacted by the Council.

Section 6. That this ordinance and the standard incentive packages outlined in Attachment A will be reviewed by the City Council no later than five years from the effective date of this Ordinance to evaluate impact on the target thresholds outlined in Section 1.

Section 7. That the City Manager is directed to monitor all standard incentives packages and annually report to the Council regarding the granting and progress of standard incentive packages and the City's progress in achieving the goals established in Section 1.

..end

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Approved as to form and legality:

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Emalea Black  
Associate City Attorney

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

**220701**

## Standard Minimum Incentive Packages for Prioritized Development Categories – 2022-2027

*The following incentive packages are available until the City of Kansas City, MO achieves the following thresholds or until 12/31/2027 which ever occurs sooner.*

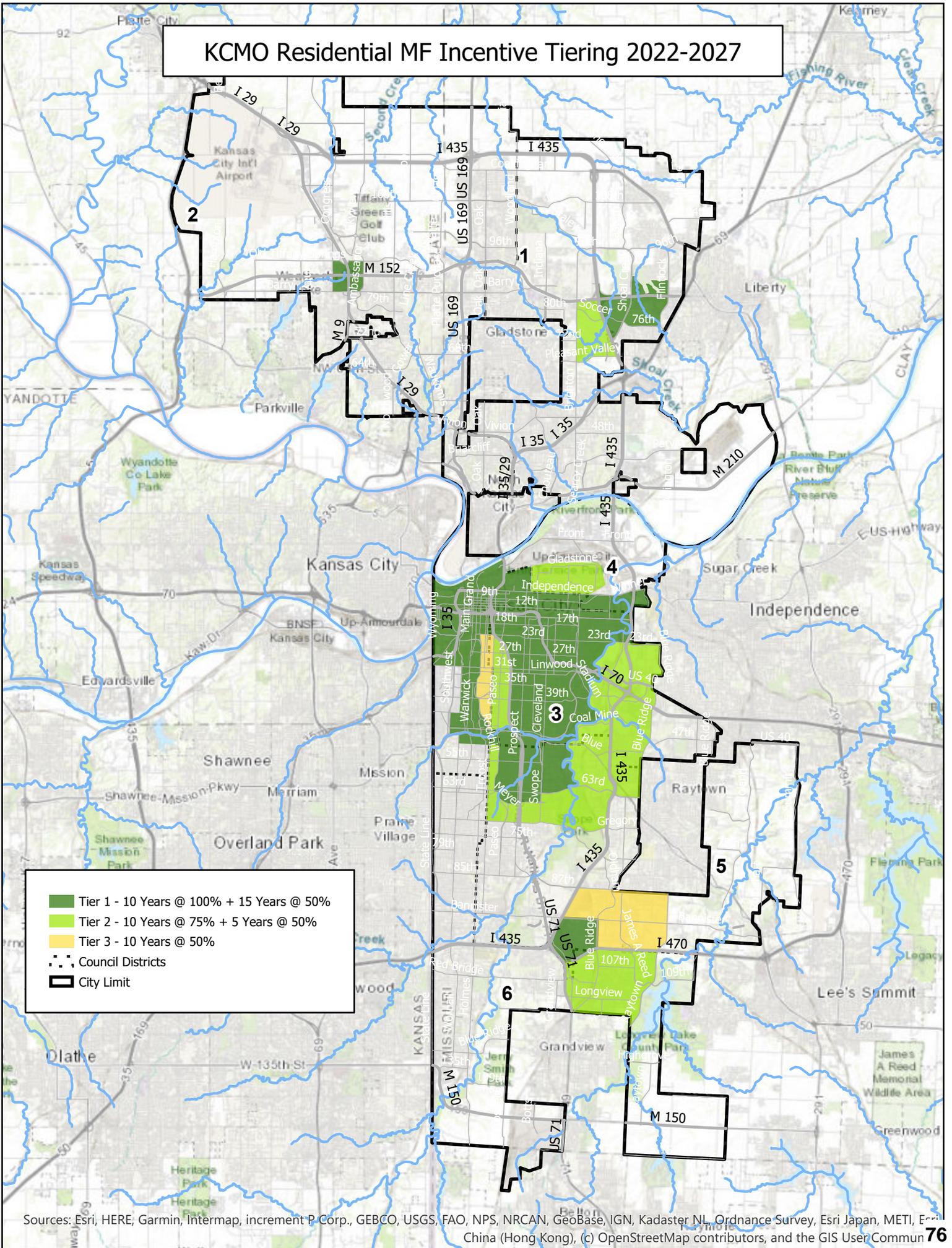
TARGET THRESHOLDS BY ASSET TYPE	
<i>The following incentive packages are available until the City of Kansas City, MO achieves the following thresholds or until 12/31/2027 when thresholds will be reaffirmed or modified by Council approval, which ever occurs sooner</i>	
<b>Residential Multi-Family</b>	10,000 units of newly constructed affordable housing
<b>Class A Office Space</b>	60,000 additional Target Sector Employees in Target Area or increased speculative Class A office space to 15% market share
<b>Class A Industrial Space</b>	1,750,000 total SF New in Target Area OR 8% Vacancy for 4 Consecutive Quarters

Asset Category	Incentive Package	Eligibility Criteria
<b>Residential</b>		
Tier 1	10 Years @ 100% + 15 Years @ 50% +STECM	1) Located in Eligible Target Area <sup>1</sup> 2) >20% of Units Affordable @ or below 60% MFI 3) Minimum of 100 new units in the Central Business District; 50 units elsewhere 4) Minimum of 10 stories in the Central Business District; 4 Stories or 50 units/acre elsewhere 5) Parking ratio at or below 1.0 space unit 6) Green building standards comparable with LEED Silver or equivalent 7) Inclusion of alternative transit options 8) Ground floor retail along at least 50% of street frontage or in accordance with local zoning requirements, whichever is greater, in the Central Business District
Tier 2	10 Years @ 75% + 5 Years @ 50% +STECM	
Tier 3	10 Years @ 50% +STECM	
(Outside Target Zones) Affordable Housing Infill	10 Years @ 75%	

<sup>1</sup> 2022-2027 Residential Incentive Tiers Map

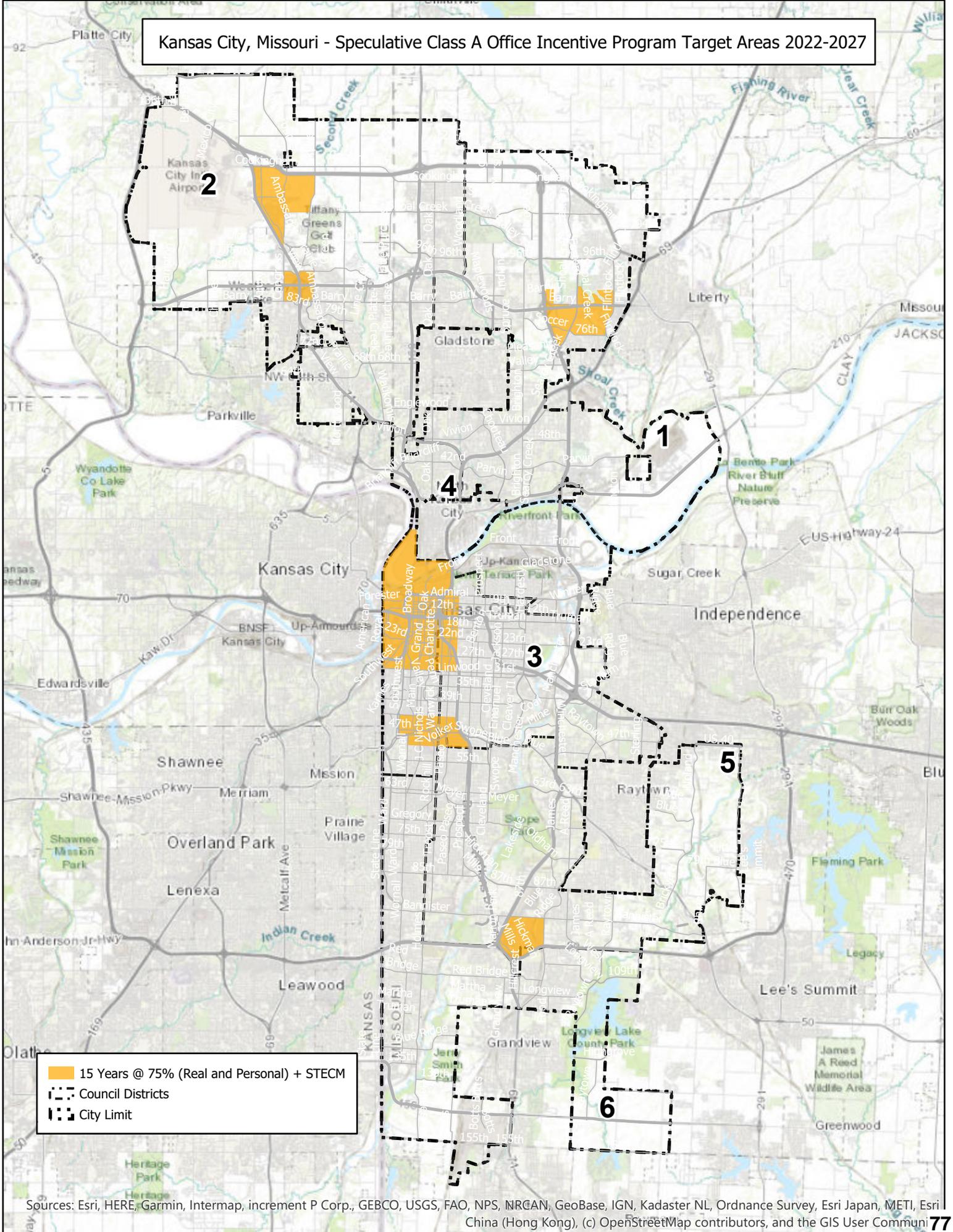
Asset Category	Incentive Package	1) Eligibility Criteria
<b>Class A Office Space</b>		
New Construction – Class A	15 Years @ 75% (Real and Personal) + STECM	1) Located in Target Area 2) Minimum 200,000 SF New Construction 3) Minimum 20 Stories (Downtown) 4) CBA Required 5) Parking Costs Excluded for Any Parking in Excess of 2.5/1,000
+ Impact Bonus  HQ Attraction Parking Density Wages	+ 15 Years @ 50% EATS Redirection	All of Above plus:  1) Involves Corporate Relocation from Outside KC Metro 2) In a Target Sector OR 3) Projects with Parking Ratios < 2.5/1000 sf and/or which include Worker Transportation Program OR 4) Min 500 Jobs with Wages @ or above 100% County Average Wage
<b>Industrial Development</b>		
Tier 1	15 Years @ 75% (Real and Personal) + STECM + 15 Years 50% EATS Redirection	1) Located in Tier 1 Target Area 2) Minimum 250,000 SF New Construction Class A 3) CBA Required
Tier 2	15 Years @ 75% (Real and Personal) + STECM	1) Located in Tier 2 Target Area 2) Minimum 250,000 SF New Construction Class A 3) CBA Required
+ Impact Bonus  Wages Job Access Mega Project Bonus	+ 15 Years 50% EATS	All of Above plus:  1) Min 100 Jobs with Wages @ or above 100% County Average Wage, OR: 2) Company Provided Workforce Transportation Program, OR: 3) Stand Alone projects greater than \$50 Million 4) CBA Required

# KCMO Residential MF Incentive Tiering 2022-2027



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community **76**

# Kansas City, Missouri - Speculative Class A Office Incentive Program Target Areas 2022-2027



- 15 Years @ 75% (Real and Personal) + STECM
- Council Districts
- City Limit

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRGAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community **77**





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**File #: 220554**

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ORDINANCE NO. 220554

Rezoning an approximately 24 acre tract of land generally located at the northeast corner of N.W. 72nd Street and N.W. Waukomis Drive from Districts R-2.5 and R-7.5 to District MPD, and approving a MPD development plan that serves as a preliminary plat allowing for a mix of uses that includes residential, office, conference facilities, and the preservation and protection of natural resource areas and granting deferral of required subdivision improvements pursuant to 88-405-22. (CD-CPC-2020-00138)

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-1334, , rezoning an approximately 24-acre tract of land generally located at the northeast corner of N.W. 72nd Street and N.W. Waukomis Drive, from Districts R-2.5 (Residential 2.5) and R-7.5 (Residential 7.5) to District MPD (Master Planned Development), said section to read as follows:

Section 88-20A-1334. That an area legally described as:

The Southerly 593.05 feet of the Southeast Quarter of Section 17, Township 51, Range 33, Kansas City, Platte County, Missouri, lying East of Missouri State Highway AA and except that part conveyed to Benjamin Lee Danley and Lucille Frances Danley, husband and wife, by deed recorded December 15, 1955, in Book 191 at page 468, described as follows: Beginning at a 3/4" rod in South Section line 1227.56 feet West of said Southeast Quarter of Section 17 Township 51, Range 33; thence North at right angles to the South Section line 377.47 feet to a 3/4" rod; thence West parallel with the South section line 318 feet to the center line of Kansas City and Barry Road, said point being in the center line of AA Highway; thence Southerly and Southeasterly along the center line of Kansas City and Barry Road 372.18 feet to the center line of said Kansas City and Barry Road extending Southeasterly; thence Southeasterly 68.81 feet to the South section line; thence East along the South section line 123 feet to the point of beginning, except that part in roads. Except that part, if any deeded to the City of Kansas City for Road Right of Way recorded in Book 1157 at Page 341 as Document No. 2010005906.

The Southwest Quarter of the Southeast Quarter, Section 17, Township 51, Range 33, Kansas City, Platte County, Missouri, Beginning at a 3/4" rod in South Section line 1227.56 feet West of said Southeast Quarter of Section 17,

Township 51, Range 33; thence North at right angles to the South Section line 377.47 feet to a 3/4" rod; thence West parallel with the South section line 318 feet to the center line of Kansas City and Barry Road, said point being in the center line of AA Highway; thence Southerly and Southeasterly along the center line of Kansas City and Barry Road 372.18 feet to center line of said Kansas City and Barry Road extending Southeasterly; thence Southeasterly 68.81 feet to the South section line; thence East along the South section line 123 feet to the point of beginning, except that part in roads. Except that part, if any deeded to the City of Kansas City for Road Right of Way recorded in Book 1157 at Page 341 as Document No. 2010005906 and in Book 1157 at Page 339 as Document No. 2010005904.

A tract of land in the Southwest Quarter of Section 16, Township 51 North, Range 33 West, in Kansas City, Platte County, Missouri, described as follows: Beginning at the Southwest corner of said Southwest Quarter; thence North 00 degrees 36 minutes 02 seconds East, along the West line of said Southwest Quarter, 573.05 feet; thence South 89 degrees 04 minutes 30 seconds East, parallel with the South line of said Southwest Quarter, 715.00 feet; thence South 00 degrees 36 minutes 02 seconds West, parallel with the West line of said Southwest Quarter, 168.05 feet; thence North 89 degrees 04 minutes 30 seconds West, parallel with the South line of said Southwest Quarter, 320.0 feet; thence South 22 degrees 07 minutes 14 seconds West 327.12 (Deed-327 feet more or less); thence North 89 degrees 04 minutes 30 seconds West, parallel with the South line of said Southwest Quarter, 225.00 feet; thence South 00 degrees 36 minutes 02 seconds West, parallel with the West line of said Southwest Quarter, 100.00 feet to the South line of said Southwest Quarter; thence North 89 degrees 04 minutes 30 seconds West, along said South line, 50.00 feet to the point of beginning.

Together with a Utility and Road Easement over part of the Southeast Quarter of Section 17, Township 51, Range 33, in Kansas City, Platte County, Missouri, described as follows: Beginning at the Southeast corner of said Southeast Quarter; thence North 89 degrees 09 minutes 49 seconds West, along the South line of said Southeast Quarter, 115.00 feet; thence North 57 degrees 39 minutes 17 seconds East, 137.04 feet to a point on the East line of said Southeast Quarter; thence South 00 degrees 36 minutes 02 seconds West, along said East line, 75.00 feet to the point of beginning of said Utility and Road Easement, as established by the instrument dated December 4, 1992, filed December 7, 1992, as Document No. 18058, in Book 782, Page 357.

is hereby rezoned from Districts R-2.5 (Residential 2.5) and R-7.5 (Residential 7.5) to District MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1334, 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 which also serves as a preliminary plat, subject to the following conditions:

1. The City Council hereby grants the following deviations pursuant to Section 88-405-25, finding that full compliance with the following subdivision design and improvement standards of this Chapter is impossible or impractical given the topographical conditions and anticipated uses for the property:
  - a. A deviation of the requirements of Section 88-405-10-I relating to the required centerline radius of horizontal curves for the curve along N.W. 72nd Street turning into N. Robinhood Lane along the southeast corner of the property to allow a waiver to maintain the existing 210 degrees for N.W. 72nd Street as it curves into N. Robinhood Lane.
  - b. A deviation of the requirements of Section 88-405-10-G relating to the maximum grade of N.W. 72nd Street to allow a waiver to maintain the existing grade of approximately 12.75% for N.W. 72nd Street.
2. The developer shall submit a final MPD Plan to the City Plan Commission indicating detailed architectural plans with materials (color and renderings), plans for landscaping, grading, detailed internal circulation, signage, lighting and a photometric study showing zero footcandles at the property lines 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 all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
4. 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.
5. 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.
6. The developer shall obtain a floodplain certificate from Development Services prior to beginning any construction activities within the floodplain.

7. For each phase of the proposed development, developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine the adequacy of receiving systems as required by the Land Development Division, prior to issuance of a building permit to construct improvements within that phase.
8. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
9. The developer shall grant a BMP and/or a surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
10. The developer shall submit a traffic study memorandum to the City's Public Works Department regarding the coordination and timing to construct traffic related improvements with each proposed phase of the development plan. Construction of the proposed access drives and the half street improvements to N.W. 72nd Street shall be coordinated to match the requirements of the phasing shown by the traffic study. Contact Land Development prior to submitting a building permit application to construct any building improvements in Phases 3 or 4 to confirm what public improvements are required due to the traffic study.
11. The developer shall 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.
12. 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.
13. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
14. 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.
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 Section 88-415 requirements.

16. 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.
17. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.
18. The developer shall follow the Kansas City, Missouri rules and regulations for domestic water and fire service lines.
19. Stormwater management facilities, such as detention basins, BMPs, engineered surface water conveyance paths outside of right-of-way, which serve multiple lots or tracts, shall be privately maintained, located on separate tract(s), and covered by maintenance covenant(s) to be administered through the platting process.
20. The developer shall submit verification of vertical and horizontal sight distance for the new proposed eastern drive connection to N.W. 72nd Street 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 for buildings or improvements constructed in Phases 3 or 4 as identified in the development plan.
21. Pursuant to Section 88-405-22, the Council authorizes the unsecured deferral of the condition that developer improve the north half of N.W. 72nd Street to residential local standards, as required by Chapter 88 and as modified by the approved waivers in Section B.1. of this Ordinance, to current standards including curbs, gutters, sidewalks, streetlights, and relocating any utilities as may be necessary, until such time as the developer submits an application for a building permit to construct any building improvements within Phases 3 or 4 of the development plan. The developer shall obtain the required permit from the Land Development Division for the half-street improvements to N.W. 72nd Street prior to issuance of a building permit to construct any building improvements within Phases 3 or 4 of the development plan. Any right-of-way required as part of the construction of N.W. 72nd Street shall be donated to the City by deed or by the final plat.

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

Section C. That the 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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Secretary, City Plan Commission

Approved as to form and legality:

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Sarah Baxter  
Senior Associate City Attorney

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

**220554**



**File #: 220583**

ORDINANCE NO. 220583

Rezoning an area of about 2,100 square feet generally located at the terminus of E. 89th Terrace east of Westridge Road from District R-80 to District R-7.5 and approving a revised preliminary plat in District R-7.5 on about 13 acres to allow for 25 detached lots. (CD-CPC-2022-00046 & CD-CPC-2021-00247)

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-1336 rezoning an area of about 2,100 square feet generally located at the terminus of E. 89th Terrace east of Westridge Road from District R-80 (Residential 80) to District R-7.5 (Residential 7.5) and approving a revised preliminary plat in District R-7.5 (Residential R-7.5) on about 13 acres to allow for 25 detached lots, said section to read as follows:

Section 88-20A-1336. That an area legally described as:

A tract of land in the Southwest Quarter of Section 22, Township 48, Range 32, in Kansas City, Jackson County, Missouri described as follows: commencing at the Southeast corner of the Southwest Quarter of said Section 22; thence North 2°32'12" East, along the East line of said Southwest Quarter-Section, a distance of 597.21 feet; to the true point of beginning of the Tract herein described; thence North 2°32'12" East, along the East line of said Southwest Quarter-Section, a distance of 39.22 feet; thence South 82°27'14" West, a distance of 5.60 feet; Thence North 72°31'41" West, a distance of 130.86 feet; thence South 63°08'17" East, a distance of 58.48 feet; thence South 56°08'23" East, a distance of 92.09 feet to the point of beginning. Containing 2104 square feet more or less.

is hereby rezoned from District R-80 (Residential 80) to District R-7.5 (Residential 7.5), all as shown outlined on a map marked Section 88-20A-1336, 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 preliminary plat for the area legally described as:

A tract of land in the Southwest Quarter and the Southeast Quarter of Section 22, Township 48, Range 32, in Kansas City, Jackson County, Missouri described as

follows: Beginning at the Southwest corner of the Southeast Quarter of said Section 22; thence North 2°32'12" East, along the West line of said Southeast Quarter-Section, a distance of 257.73 feet (this and the following six (6) courses being along the Easterly boundary of Villa Meadows 1st Plat, a subdivision in said City and State); thence North 56°08'23" West, a distance of 211.69 feet; thence North 59°43'35" West, a distance of 80.16 feet; thence North 63°08'17" West, a distance of 160.00 feet; thence North 26°51'43" East, a distance of 120.00 feet; thence South 63°08'17" East, a distance of 7.41 feet; thence North 26°51'43" East, a distance of 170.00 feet; thence South 63°08'17" East, a distance of 153.00 feet; thence South 72°31'41" East, a distance of 130.86 feet; thence North 82°27'14" East, a distance of 58.38 feet; thence North 64°01'27" East, a distance of 151.50 feet; thence North 55°06'39" East, a distance of 65.81 feet; thence North 34°12'36" East, a distance of 164.76 feet; thence North 70°41'48" East, a distance of 81.88 feet; thence North 81°04'44" East, a distance of 70.65 feet; thence North 69°40'04" East, a distance of 71.79 feet; thence North 55°57'54" East, a distance of 52.82 feet; thence North 88°22'02" East, a distance of 111.32 feet; thence South 70°48'53" East, a distance of 111.75 feet; thence South 18°17'36" East, a distance of 94.09 feet; thence South 5°13'21" East, a distance of 86.24 feet; thence South 35°23'29" West, a distance of 97.28 feet; thence South 55°38'54" West, a distance of 161.94 feet; thence South 46°43'02" West, a distance of 314.62 feet; thence South 35°34'34" West, a distance of 70.73 feet; thence South 33°51'37" West, a distance of 160.00 feet; thence South 23°42'03" West, a distance of 54.68 feet; thence South 1°32'57" East, a distance of 72.32 feet; thence South 3°31'12" West, a distance of 86.15 feet to a point on the South line of said Southeast Quarter-Section; thence North 86°30'24" West, along said South line, a distance of 301.54 feet to the point of beginning. Containing 12.97 acres, more or less.

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy.
2. 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.
3. The developer shall submit a street naming plan to the Development Management Division prior to issuance of a building permit. The street naming plan shall be approved prior to Mylar approval of the final plat.
4. The developer shall submit a project plan to the City Plan Commission for all private open space tracts indicating plans for landscaping, grading, detailed internal circulation, signage, lighting and a photometric study showing zero footcandles at the property lines prior to Mylar approval or issuance of a building

permit.

5. The developer shall place signs at the entrance to East 89th Terrance off of Westridge Road stating “No Construction Traffic”.
6. The developer shall ensure all construction traffic utilizes the 20-foot emergency access road from Brickyard Road to access the site until the end of construction as defined by when the last lot is sodded.
7. 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.
8. 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.
9. 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.
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 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.
12. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

13. 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
14. 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.
15. 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.
16. 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.
17. 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.
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 obtain a floodplain certificate from Development Services prior to beginning any construction activities within the floodplain.
20. The developer shall submit a preliminary stream buffer plan prior to approval of the special use/development/rezoning plan in accordance with the Section 88-415 requirements.
21. 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.
22. 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.
23. 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.
  24. 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.
  25. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC 2018 § 507.1)
  26. Fire hydrant distribution shall follow IFC 2018 Table C102.1.
  27. 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)
  28. Dead end Fire Department access road(s) in excess of 150 feet shall be provided with an approved turnaround feature (i.e., cul-de-sac, hammerhead). Dead end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turnaround feature (i.e., cul-de-sac, hammerhead). (IFC 2018: § 503.2.5)
  29. 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)
  30. One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC 2018: § D107.1) 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)
  31. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department’s Forestry Division prior to beginning work in the public right-of-way.
  32. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash in lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash in lieu of dedicating all or a portion of the required area, the amount due

shall be based upon the (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to recording the final plat.

33. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
34. 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. The proposed water mains shall be designed and constructed with a minimum of 10' of horizontal separation to existing and proposed parallel water and sewer mains. (Lots 30, 31, 37, and 38)
35. Water main easements shown on the final approved water main extension plans shall be shown on the final plat prior to the Kansas City Water Services Department approval.

A copy of said preliminary plat 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  
Senior Associate City Attorney

# COMMUNITY PROJECT/REZONING

## Ordinance Fact Sheet

**Case No.** CD-CPC-2021-00247 & CD-CPC-2022-00046

**Brief Title**

Rezoning & Preliminary Plat for Villa Meadows

**220583**

**Ordinance Number**

**Details**

<b>Location:</b> 12402 Brickyard Rd
<b>Reason for Legislation:</b> Rezoning and preliminary plats (when waivers are required) require City Council approval.
<b>See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.</b>
<b>See attached City Plan Commission Disposition Letter for the Commission's recommended conditions (if any).</b>
<b>SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:</b>
<ul style="list-style-type: none"> <li>• None</li> </ul>

**Positions/Recommendations**

<b>Sponsors</b>	Jeffrey Williams, AICP City Planning & Development Director
<b>Programs, Departments or Groups Affected</b>	5 <sup>th</sup> (Barnes, Parks-Shaw)
<b>Applicants / Proponents</b>	<b>Applicant</b> Don Hathaway Weiskirch & Parks  <b>City Department</b> City Planning & Development <b>Other</b>
<b>Opponents</b>	<b>Groups or Individuals</b> None <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 7-0 on 6-7-22 By (Crowl, Sadowski, Allender, Rojas, Hill, Beasley and Baker; Enders abstained) <input type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <input type="checkbox"/> <b>No Action Taken</b> <input checked="" type="checkbox"/> <b>For, with revisions or conditions</b> (see city plan commission disposition letter 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>

**Fact Sheet Prepared By:**      **Date:** 7/8/22

Matthew Barnes  
Planner

**Reviewed By:**                      **Date:** 7/8/22

Joseph Rexwinkle  
Division Manager

**Initial Application Filed:** 3/22/22

**City Plan Commission:** 5/3/22; revised plans requested

**City Plan Commission Action:** 6/7/22

**Revised Plans Filed:** 6/15/22

**On Schedule:** No

**Off Schedule Reason:** CPC requested revisions on 5/3/22

**Reference Numbers:**

CD-CPC-2021-00247 & CD-CPC-2022-00046



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**File #: 220655**

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ORDINANCE NO. 220655

Vacating two north-south alleys generally located between Highland Avenue and Woodland Avenue, between E 24th Street and E 24th Terrace, and E 24th Terrace and E 25th Street respectively, with the first alley vacation to the north being in the Mount Evanston Plat and the second alley vacation to the south being in the Cowherds Vine Addition Plat; and directing the City Clerk to record certain documents. (CD-ROW-2021-00039)

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 21st day of October, 2021, a petition was filed with the City Clerk of Kansas City by Taliaferro & Browne, Inc., for the vacation of the north-south alley between 24th Street and 24th Terrace, lying between Highland Avenue and Woodland Avenue; together with the north-south alley between 24th Terrace and 25th Street, lying between Highland Avenue and Woodland Avenue, giving the distinct description of the alleys 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 alleys has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That the north-south alley between 24th Street and 24th Terrace, lying between Highland Avenue and Woodland Avenue; together with the north-south alley between 24th Terrace and 25th Street, lying between Highland Avenue and Woodland Avenue, 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 Evergy.
2. The developer shall retain utility easement and protect facilities for AT&T or have the cable moved at their own expense.
3. The developer shall relocate facilities for Charter.
4. The developer shall retain utility easement and protect facilities for Kansas City, Missouri Water Services Department.
5. The developer shall retain a utility easement and protect facilities for, or return utilities to Kansas City, Missouri Public Works Department, as long as the vacancy does not impact other streetlights.

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

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\_\_\_\_\_  
Recorder

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

# RIGHT OF WAY VACATION

## Ordinance Fact Sheet

**Case No.** CD-ROW-2021-00039

### Brief Title

An ordinance to vacate two North-South alleys generally located between Highland Avenue and Woodland Avenue, between E 24<sup>th</sup> Street and E 24<sup>th</sup> Terrace, and E 24<sup>th</sup> Terrace and E 25<sup>th</sup> Street respectively, with the first alley vacation to the north being in the MOUNT EVANSTON PLAT and the second alley vacation to the South being in the COWHERDS VINE ADD PLAT. (CD-ROW-2021-00039)

### Details

**Location:** 2401 Highland Ave Kansas City, MO 64108

**Reason for Legislation:** ROW Vacations require City Council approval.

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

### SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

- N/A

### CITY PLAN COMMISSION RECOMMENDATION:

Approval subject to the following conditions

- The developer shall retain utility easement and protect facilities for Evergy.
- The developer shall retain utility easement and protect facilities for AT&T or have the cable moved at their own expense.
- The developer shall relocate facilities for Charter.
- The developer shall retain utility easement and protect facilities for KCMO Water Services Department.
- The developer shall retain utility easement and protect facilities for, or return utilities to KCMO Public Works Department, as long as the vacancy does not impact other streetlights.

**220655**

**Ordinance Number**

### Positions/Recommendations

#### Sponsors

Jeffrey Williams, AICP, Director Department of City Planning & Development

#### Programs, Departments or Groups Affected

3<sup>rd</sup> District  
Brandon Ellington  
Melissa Robinson

#### Applicants / Proponents

**Applicant** Lamin Nyang  
Taliaferro & Browne

**City Department**  
City Planning & Development  
**Other**

#### Opponents

**Groups or Individuals**  
N/A

**Basis of Opposition**  
N/A

#### Staff Recommendation

**For**  
 **Against**

**Reason Against**

#### Board or Commission Recommendation

City Plan Commission 5-0 07-05-2022  
By (Allender, Baker, Beasley, Crowl, and Enders)  
 **For**  **Against**  **No Action Taken**

**For, with revisions or conditions**  
(see details column for conditions)

#### Council Committee Actions

**Do Pass**  
 **Do Pass (as amended)**  
 **Committee Sub.**  
 **Without Recommendation**  
 **Hold**

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	<input type="checkbox"/> Do not pass
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**Fact Sheet Prepared By:**                      **Date:** July 20, 2022

Najma Muhammad  
Planner

**Reviewed By:**                                      **Date:**

Joseph Rexwinkle  
Division Manager

**Initial Application Filed:** October 20, 2021

**City Plan Commission** July 19, 2022

**Action:** Approval with Conditions

**Revised Plans Filed:** May 12, 2022

**On Schedule:** Yes

**Off Schedule Reason:** N/A

**Reference Numbers:**

Case No.



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**File #: 220661**

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ORDINANCE NO. 220661

Approving an amendment to the Kansas City Major Street Plan by updating the alignment of Tiffany Springs Parkway and Line Creek Parkway, and changing the name of Swope Parkway and J.C. Nichols Parkway within the plan. (CD-CPC-2021-00189)

WHEREAS, on May 3, 2011, the City Council by Resolution No. 175-S-30 adopted the Kansas City Major Street Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Kansas City Major Street Plan as it affects the Kansas City metro area by updating the alignment of Tiffany Springs Parkway, updating the alignment of Line Creek Parkway, changing the name of Sope Parkway to Dr. Martain Luther King Jr Boulevard, and changing the name of J.C. Nichols Parkway to Mill Creek Parkway within the plan, and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on March 1, 2022, recommend approval of the proposed amendment to the Kansas City Major Street Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Kansas City Major Street Plan is hereby amended, detailed in the staff report and additional exhibit presented.

Section 2. That the amendment to the Kansas City Major Street Plan is consistent and complies with the FOCUS Kansas City Plan, adopted on October 30, 1997, by Committee Substitute for Resolution No. 971268, and is adopted as a supplement to the FOCUS Kansas City Plan.

Section 3. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices have been given and hearings have been held as required by law.

..end

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Approved as to form and legality:

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Sarah Baxter  
Senior Associate City Attorney

# COMMUNITY PROJECT/REZONING

**220661**

## Ordinance Fact Sheet

**Case No.** CD-CPC-2021-00189

### Brief Title

The City Planning and Development Department is proposing to amend the Kansas City Major Street Plan to update several street name changes and the re-alignment of Tiffany Springs Parkway (in between N Revere Ave and NW 100<sup>th</sup> St) and Line Creek Parkway (in between NW 100<sup>th</sup> St and NW Fountain Hills Drive).

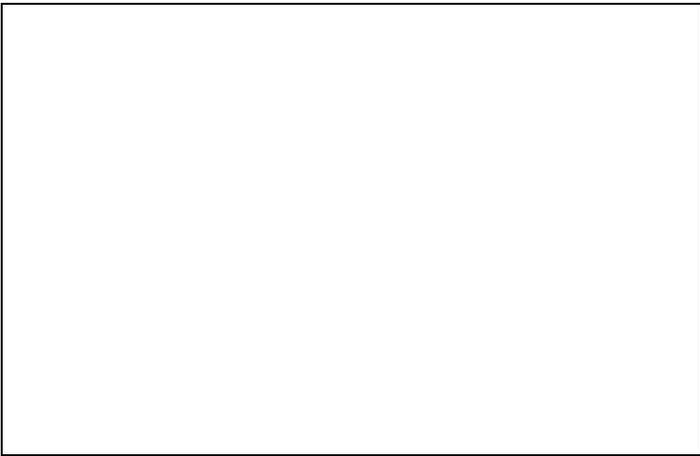
**Ordinance Number**

### Details

<b>Location:</b> Kansas City, MO metro area
<b>Reason for Legislation:</b> Area Plan Amendments are approved by City Council.
<p>See attached <b>City Plan Commission Staff Report</b> for a detailed description and analysis of the proposal.</p> <p>See attached <b>City Plan Commission Disposition Letter</b> for the Commission's recommended conditions (if any).</p> <p><b>SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:</b></p> <ol style="list-style-type: none"> <li>1. A map correctly illustrating the re-alignment of Tiffany Springs Parkway and Line Creek Parkway was updated on 7/28/2022.</li> </ol>

### Positions/Recommendations

<b>Sponsors</b>	Jeffrey Williams, AICP, Director Department of City Planning & Development
<b>Programs, Departments, or Groups Affected</b>	Council District, 2 <sup>nd</sup> O'Neill, Loar  Council District, 4 <sup>th</sup> Bunch, Shields  Council District, 3 <sup>rd</sup> Ellington, Robinson  Council District, 5 <sup>th</sup> Barnes, Parks-Shaw
<b>Applicants / Proponents</b>	<p><b>Applicant</b> Jeffrey Williams, AICP, Director Department of City Planning &amp; Development</p> <p><b>City Department</b> City Planning &amp; Development</p> <p><b>Other</b></p>
<b>Opponents</b>	<p><b>Groups or Individuals</b> None.</p> <hr/> <p><b>Basis of Opposition</b></p>
<b>Staff Recommendation</b>	<p><input checked="" type="checkbox"/> <b>For</b></p> <p><input type="checkbox"/> <b>Against</b></p> <p><b>Reason Against</b></p>
<b>Board or Commission Recommendation</b>	City Plan Commission 7-0 3/01/2022 By Baker, Beasley, Crawl, Enders, Hill, Rojas, Sadowski <p><input checked="" type="checkbox"/> <b>For</b>   <input type="checkbox"/> <b>Against</b>   <input type="checkbox"/> <b>No Action Taken</b></p> <p><input type="checkbox"/> <b>For, with revisions or conditions</b> (see details column for conditions)</p>
<b>Council Committee</b>	<p><input type="checkbox"/> <b>Do Pass</b></p>



Actions	
<input type="checkbox"/>	Do Pass (as amended)
<input type="checkbox"/>	Committee Sub.
<input type="checkbox"/>	Without Recommendation
<input type="checkbox"/>	Hold
<input type="checkbox"/>	Do not pass

Continued from Page 2

<b>Fact Sheet Prepared By:</b> Ahnna Nanoski, AICP Lead Planner	<b>Date:</b> 7/29/2022	
<b>Reviewed By:</b> Joe Rexwinkle, AICP Manager, Development Management Division	<b>Date:</b>	<b>Initial Application Filed:</b> 10/11/2021 <b>City Plan Commission Action:</b> 03/01/2022 <b>Revised Plans Filed:</b> Yes <b>On Schedule:</b> No <b>Off Schedule Reason:</b> A map correctly illustrating the re-alignment of Tiffany Springs Parkway and Line Creek Parkway was updated on 7/28/2022.
<b>Reference Numbers:</b> Case No. CD-CPC-2021-00189		



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**File #: 220664**

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ORDINANCE NO. 220664

Rezoning an area of about 24 acres generally located at 6200 E. Bannister Road from UR (Urban Redevelopment) to UR (Urban Redevelopment) and approving a UR development plan and preliminary plat for 342 residential units. (CD-CPC-2022-00098).

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-1342 rezoning an area of about 24 acres located at 6200 E. Bannister Road from District UR (Urban Redevelopment) to District UR (Urban Redevelopment) said section to read as follows:

Sec. 88-20A-1342. That an area legally described as:

TRACT 1: Intentionally omitted

TRACT 2: The South One-Half of a tract of land in the Southeast Quarter of the Northwest Quarter of Section 25, Township 48, Range 33, in Kansas City, Jackson County, Missouri and described as follows: Beginning at the northwest corner of said Quarter Quarter Section and running then East 661.41 feet; thence South 1320.97 feet; thence West 661.14 feet to the southwest corner of said Quarter Quarter Section; thence North 1321.22 feet to the point of beginning, being Lot 3 in Sechrest Estate, Commissioner's Plat, except that part in roads, less and except: Part of the Southeast Quarter of the Northwest Quarter of Section 25, Township 48, Range 33, including a part of Lot 3, Sechrest Estate, a subdivision in Kansas City, Jackson County, Missouri described as follows: Beginning a the Southwest Quarter (should be corner) of said Quarter Quarter Section; thence east along the south line of said Quarter Quarter Section 330 feet; thence north parallel with the west line of said Quarter Quarter Section 335 feet; thence west parallel with the south line of said Quarter Quarter Section 330 feet to the west line of said Quarter Quarter Section; thence south along said west line 335 feet to the point of beginning, except that part in Bannister Road.

TRACT 3: All that part of Lot 4, lying Westerly of the right of way of the Kansas City Southern Railroad, of the Subdivision of Sechrest Estate, according to the recorded plat thereof made a part of the Commissioner's Report in Cause No. 2482, Mary Amanda Talley, et al. v. William Zimmerman, in the Circuit Court of

Jackson County, Missouri, at Independence, of record in the Recorder's Office at Kansas City in Book B-1405 at page 171 as Document No. 846683, situate in Kansas City, Jackson County, Missouri. Less and except: The north 70 feet of the following described land: Beginning 786 feet north and 209.09 feet east of the southwest corner of said Lot 4; thence East 209.09 feet; thence North 534.81 feet to the north line of said Lot 4; thence West 209.09 feet; thence South 534.89 feet to the point of beginning, being the same land conveyed to the City of Kansas City, Missouri for park purposes by Deed recorded as Document No. K-1060221 in Book K-2338 at page 1784. Also less and except: The South 200 feet of the North 270 feet of the following described: Beginning 786 feet north and 239.09 feet east of the southwest corner of said Lot 4; thence East 179.09 feet; thence North 534.81 feet to the north line of said Lot 4; thence West 179.09 feet; thence South 534.89 feet to the point of beginning, being the same land conveyed to the City of Kansas City, Missouri for park purposes by Deed recorded as Document No. K-1112959 in Book K-2484 at page 1118. Also less and except: The North 70 feet of the following described land: Beginning 786 feet north of southwest corner of said Lot 4; thence East 209.09 feet; thence North 534.81 feet to the north line of said Lot 4; thence West 209.09 feet; thence South 534.89 feet to the Point of Beginning, being the same land conveyed to the City of Kansas City, Missouri for park purposes by Deed recorded as Document No. K-1112960 in Book K-2484 at page 1122. Also less and except: The North three hundred seventy-five (375) feet of the at part of Lot Four, lying Westerly of the right of way of the Kansas City Southern Railroad, of the subdivision if Sechrest Estate, according to the recorded plat thereof, made a part of Commissioner's Report in Cause No. 24821, Mary Amanda Talley, et al. v. William Zimmerman, in the Circuit Court of Jackson County, Missouri, at Independence, of record in the Recorder's Office at Kansas City in Book B-1405 at page 171 as Document No. 846683, situated in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point seven hundred eighty six (786) feet north of the southwest corner of said (Lot) Four (4); thence east four hundred eighteen and eighteen hundredths (418.18) feet to the true point of beginning; thence east one hundred sixty nine and fifteen hundredths (169.15) feet more or less to the west right of way of the Kansas City Southern Railroad; thence northeasterly along said right of way line five hundred thirty seven and thirteen hundredths (537.13) feet more or less to the north line of said Lot Four (4); thence west along said north line of said Lot Four (4) two hundred and twenty (220) feet more or less to the northeast corner of Schumacher Park; thence southerly along the east boundary line of Schumacher Park and its prolongation five hundred thirty-four and eight-one hundredths (534.81) feet more or less to the point of beginning.

TRACT 4: A tract of land in the Southwest Quarter of the Northwest Quarter of Section 25, Township 48, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the southeast corner of said Quarter Quarter Section; thence north along the east line of said Quarter Quarter Section 75 feet; thence west, parallel to the south line of said Quarter Quarter Section, 165 feet; thence south parallel with the east line of said Quarter Quarter Section 75 feet to the south line thereof; thence east along said south line 165 feet to the point of beginning, except that part in Bannister Road.

TRACT 5: Part of the Southeast Quarter of the Northwest Quarter of Section 25, Township 48, Range 33, including a part of Lot 3, Subdivision of Sechrest Estate, a subdivision all in Kansas City, Jackson County, Missouri, described as follows: Beginning at the southwest corner of said Quarter Quarter Section, thence east along the south line of said Quarter Quarter Section, 330 feet; thence north parallel with the west line of said Quarter Quarter Section 335 feet; thence west parallel with the south line of said Quarter Quarter Section, 330 feet to the west line of said Quarter Quarter Section; thence south along said west line 335 feet to the point of beginning, except that part in Bannister Road.

TRACT 6: The north three hundred seventy-five (375) feet of that part of Lot Four (4), lying westerly of the right of way of the Kansas City Southern Railroad, of the subdivision of Sechrest Estate, according to the recorded plat thereof, made a part of the Commissioner's Report in Cause No. 24821, Mary Amanda Talley, et al. v. William Zimmerman, in the Circuit Court of Jackson County, Missouri, at Independence, of record in the Recorder's Office at Kansas City in Book B-1405 at page 171 as Document No. 846683, situated in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point seven hundred eighty-six (786) feet north of the southwest corner of said Lot Four (4); thence east four hundred eighteen and eighteen hundredths (418.18) feet to the true point of beginning; thence east one hundred sixty-nine and fifteen hundredths (169.15) feet more or less to the west right of way line of the Kansas City Southern Railroad; thence northeasterly along said right of way line five hundred thirty-seven and thirteen hundredths (537.15) feet more or less to the north line of said Lot Four (4); thence west along said north line of said Lot Four (4) two hundred twenty (220) feet more or less to the northeast corner of Schumacher Park; thence southerly along the east boundary line of Schumacher Park and its prolongation five hundred thirty-four and eighty-one hundredths (534.81) feet more or less to the point of beginning.

is hereby rezoned from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1342, which is attached hereto and made a part hereof, and which is hereby adopted as 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 is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy. A photometric plan shall show spillover light.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. The developer shall secure approval of a UR final plan from Development Management Division staff prior to a building permit.
5. All ground and roof mounted utility cabinets shall be screened from public view pursuant to 88-425-08-B.
6. 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.
7. The developer shall coordinate with the Public Works Department to resolve all traffic safety related corrections along Bannister Road prior to a final certificate of occupancy.
8. The developer shall coordinate with Kansas City Water to resolve the stormwater review correction prior to ordinance request.
9. The developer shall dedicate additional right-of-way for Bannister Road as required by the adopted major street plan so as to provide a minimum of 50 feet of right-of-way as measured from the centerline, 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 the City Plan Commission approval.
10. 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.

11. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
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 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.
14. 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.
15. The south half of E. 93rd Street shall be improved as required by Chapter 88, to current standards, including curb, gutter, relocating any utilities as may be necessary and obtaining a required permit from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
16. 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.
17. 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.
18. The developer shall submit a plan for approval and permitting by the Land Development Division prior to beginning construction of the improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

19. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
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 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.
22. The developer shall grant any BMP and/or surface drainage easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
23. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
24. 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)
25. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
26. 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)
27. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3)
28. 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)
29. Required Fire Department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
30. Dead-end Fire Department access road(s) in excess of 150 feet shall be provided with an approved turnaround feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall

provide an approved temporary turnaround feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)

31. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
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. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to recording the final plat or a certificate of occupancy, whichever is applicable to the project.
34. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way along E. 93rd Street and Bannister Road.
35. A parks permit shall be obtained for any work/trail connection in Schumacher Park.
36. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
37. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
38. A full flow fire meter will be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
39. The developer shall submit water main extension drawings for the proposed public main along Bannister Road between Belmont and White Avenues. Plans shall be prepared by a registered professional engineer in Missouri and submitted to the water main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations.

A copy of said UR development plan and preliminary plat is on file in the office of the City

Clerk with this ordinance and 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 Ordinance have been given and had.

..end

---

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

---

Secretary, City Plan Commission

Approved as to form and legality:

---

Sarah Baxter  
Senior Associate City Attorney

# COMMUNITY PROJECT/REZONING

**220664**

## Ordinance Fact Sheet

**Case No.** CD-CPC-2022-00098

### Brief Title

A request to approve a UR Development Plan and Preliminary Plat for 342 residential units on about 24 acres generally located between Bannister Road and E. 93<sup>rd</sup> Street (CD-CPC-2022-00098).

**Ordinance Number**

### Details

<b>Location:</b> 6200 E. Bannister Road
<b>Reason for Legislation:</b> Approval of a rezoning to UR development plan requires City Council approval
<p><b>See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.</b></p> <p><b>See attached City Plan Commission Disposition Letter for the Commission’s recommended conditions (if any).</b></p> <p><b>SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:</b></p> <ul style="list-style-type: none"> <li>Staff removed condition #7 from the CPC staff report per the CPC’s recommendation.</li> <li>Staff revised condition #8 from the CPC staff report when the applicant uploaded revised plans.</li> <li>Condition #10 from the CPC staff report was resolved prior to NPD with the applicants revised plans</li> </ul>

### Positions/Recommendations

<b>Sponsors</b>	Jeffrey Williams, AICP, Director Department of City Planning & Development
<b>Programs, Departments or Groups Affected</b>	5 <sup>th</sup> District (Barnes, Parks-Shaw)
<b>Applicants / Proponents</b>	<p><b>Applicant</b> Patricia Jensen Rouse Frets White Goss Gentile Rhodes, P.C.</p> <p><b>City Department</b> City Planning &amp; Development</p> <p><b>Other</b></p>
<b>Opponents</b>	<p><b>Groups or Individuals</b> N/A</p> <p><b>Basis of Opposition</b> N/A</p>
<b>Staff Recommendation</b>	<p><input checked="" type="checkbox"/> <b>For</b></p> <p><input type="checkbox"/> <b>Against</b></p> <p><b>Reason Against</b></p>
<b>Board or Commission Recommendation</b>	<p>City Plan Commission (5-0) (07-19-2022) By (Allender, Beasley, Enders, Hill, Sadowski)</p> <p><input type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <input type="checkbox"/> <b>No Action Taken</b></p> <p><input checked="" type="checkbox"/> <b>For, with revisions or conditions</b> (see details column for conditions)</p>
<b>Council Committee Actions</b>	<p><input type="checkbox"/> <b>Do Pass</b></p> <p><input type="checkbox"/> <b>Do Pass (as amended)</b></p> <p><input type="checkbox"/> <b>Committee Sub.</b></p> <p><input type="checkbox"/> <b>Without Recommendation</b></p> <p><input type="checkbox"/> <b>Hold</b></p> <p><input type="checkbox"/> <b>Do not pass</b></p>

**Fact Sheet Prepared By:** Andrew Clarke  
Staff Planner  
**Date:** 07/20/2022

**Reviewed By:** Joseph Rexwinkle  
Division Manager  
**Date:** 07/20/2022

**Initial Application Filed:** 05-27-2022  
**City Plan Commission** 07-19-2022  
**Action:** Approval with conditions  
**Revised Plans Filed:** 07-20-2022  
**On Schedule:** Yes  
**Off Schedule Reason:**

**Reference Numbers:**  
Case No. CD-CPC-2022-00098

**Ordinance No. 220664**  
**Trails at Bannister**  
**UR Development Plan and Preliminary Plat**  
**CD-CPC-2022-00098**



**City Council**

**Neighborhood, Planning and Development Committee**

**August 17, 2022**

## Overview / Request

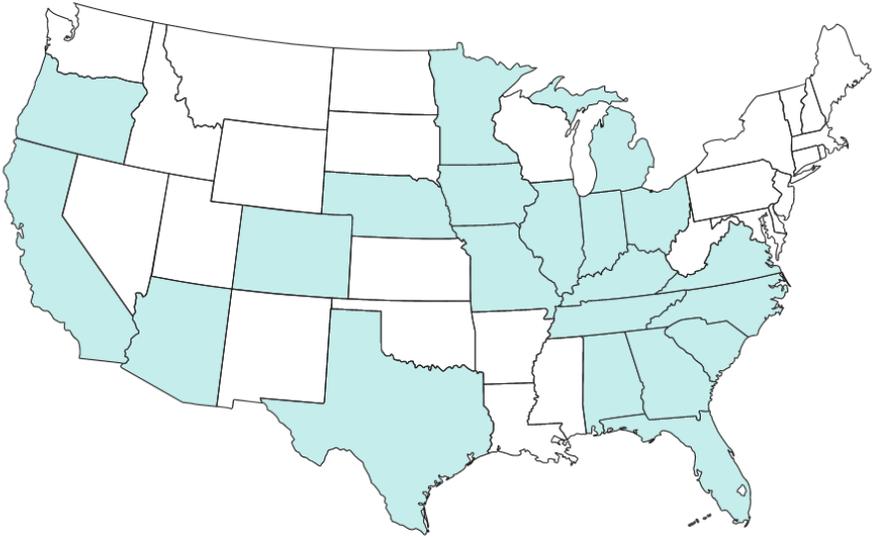
Applicant requests approval of Ordinance No. 220664, approving a UR Development Plan and Preliminary Plat for approximately 24 acres, generally located between Bannister Road on the south; E. 93<sup>rd</sup> Street on the north, Kansas City Southern Railroad on the east, and White Avenue on the west for the development of multifamily.

# About Pedcor



Changing lives in new communities each year.

Our developments have been improving quality of life for our residents for more than three decades across the nation.



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# KCMO City Parcel Viewer Map and Zoning



# Photos – Bannister Road



Looking north at property

# Photos – Bannister Road



Looking east on Bannister Road



Looking west on Bannister Road

# Photos - E. 93rd Street



Looking south  
Property south of Schumacher Park

# Photos - E. 93rd Street



Looking west E. 93<sup>rd</sup> Street; Property on left

# Public Engagement

- June 10, 2022 - Letters mailed to Fairlane Homes Association and adjacent property owners.
- July 7, 2022 - Public Engagement Meeting held at the Blue Ridge Branch of Mid-Continent Public Library.

# Development Details

- 342 units, 2 Phases
- 100% Income Restricted
- Full Amenities
- Key Development Site
- Corresponds with Future Land Use
- Planned Industrial Expansion Authority Designation

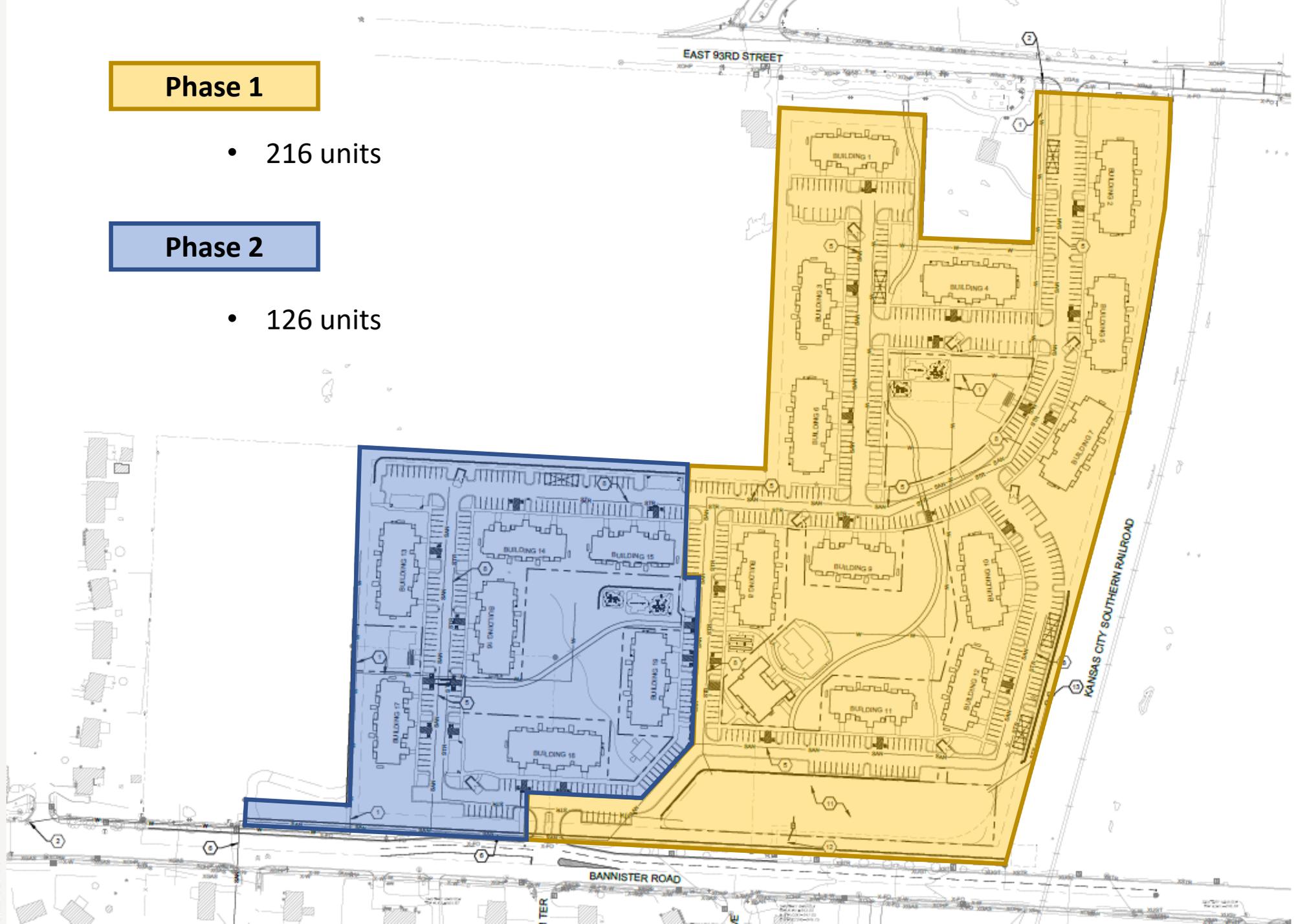


**Phase 1**

- 216 units

**Phase 2**

- 126 units



# Trails at Bannister Apartment Homes



# Unit Features



# Clubhouse Amenities



# Elevations



# A Perfect Fit

- Aligned with the Hickman Mills Area Plan– Multifamily
- Logical use to neighbor commercial, other multifamily, and park
- Increase in housing opportunities for low-income families
- Strategically and conveniently located within 3 miles of 11,653 jobs
- Enough space for sufficient parking, open space, and community amenities

# Who's Moving In?



- Office Administration
- Delivery Drivers
- Pharmacy Technicians
- Baristas
- Waiters and Waitresses
- Grocery Store Employees
- Veterinarian Technicians



# Who's Moving In?



- Teachers
- Veterans
- Recent Graduates Starting Their Careers
- Firefighters
- Police Officers
- Paramedics
- Nurses



# Request

Applicant requests approval of Ordinance No. 220664, approving a UR Development Plan and Preliminary Plat for development of multifamily on approximately 24 acres.

# Trails at Bannister Apartment Homes

Turner Lesnick

AVP of Development

Pedcor Investments

tulesnick@pedcor.net

317-705-7971

[www.pedcorcompanies.com](http://www.pedcorcompanies.com)

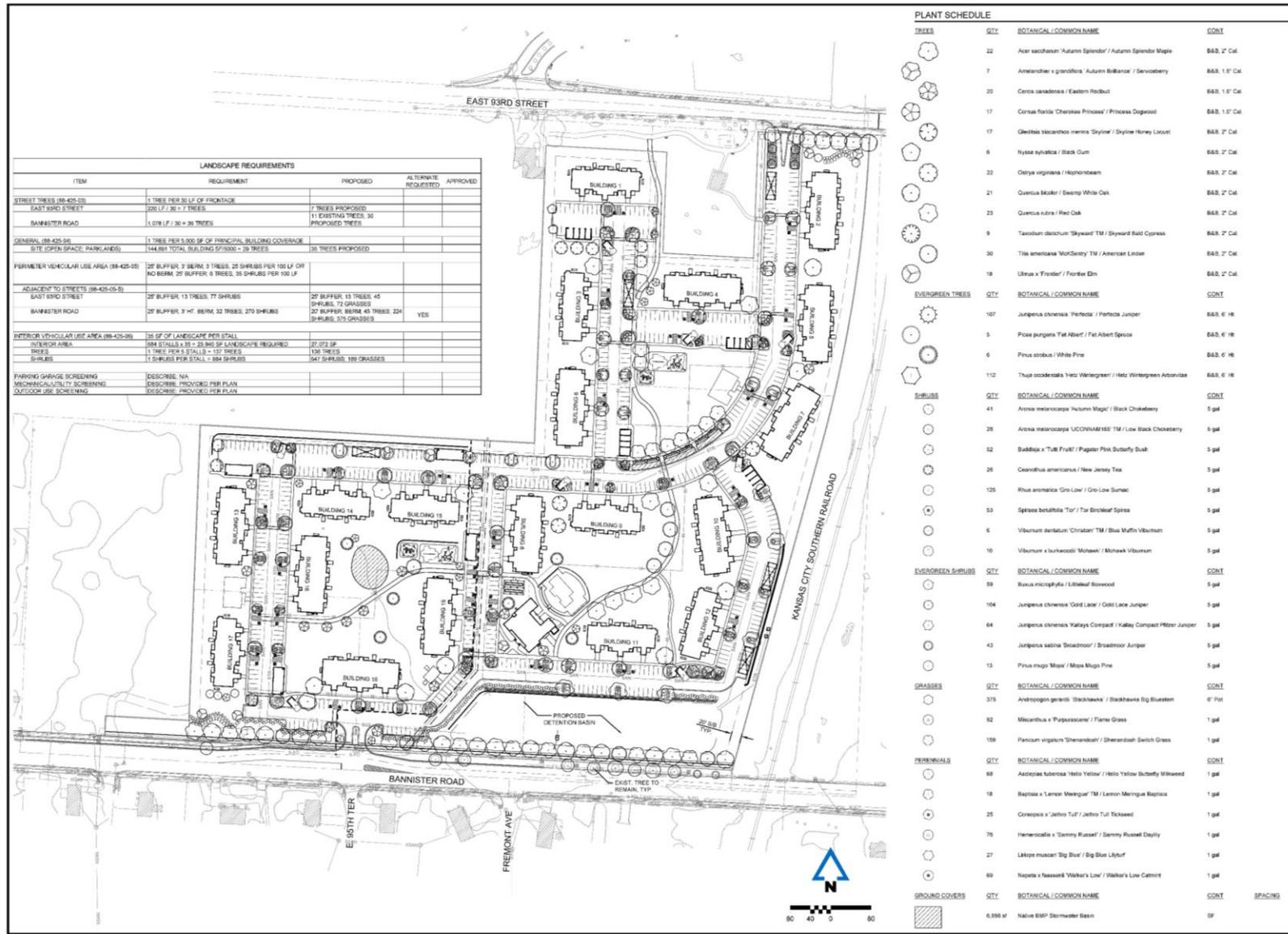




# 6601 E 93<sup>rd</sup> Street



# UR Development Plan – Site Plan



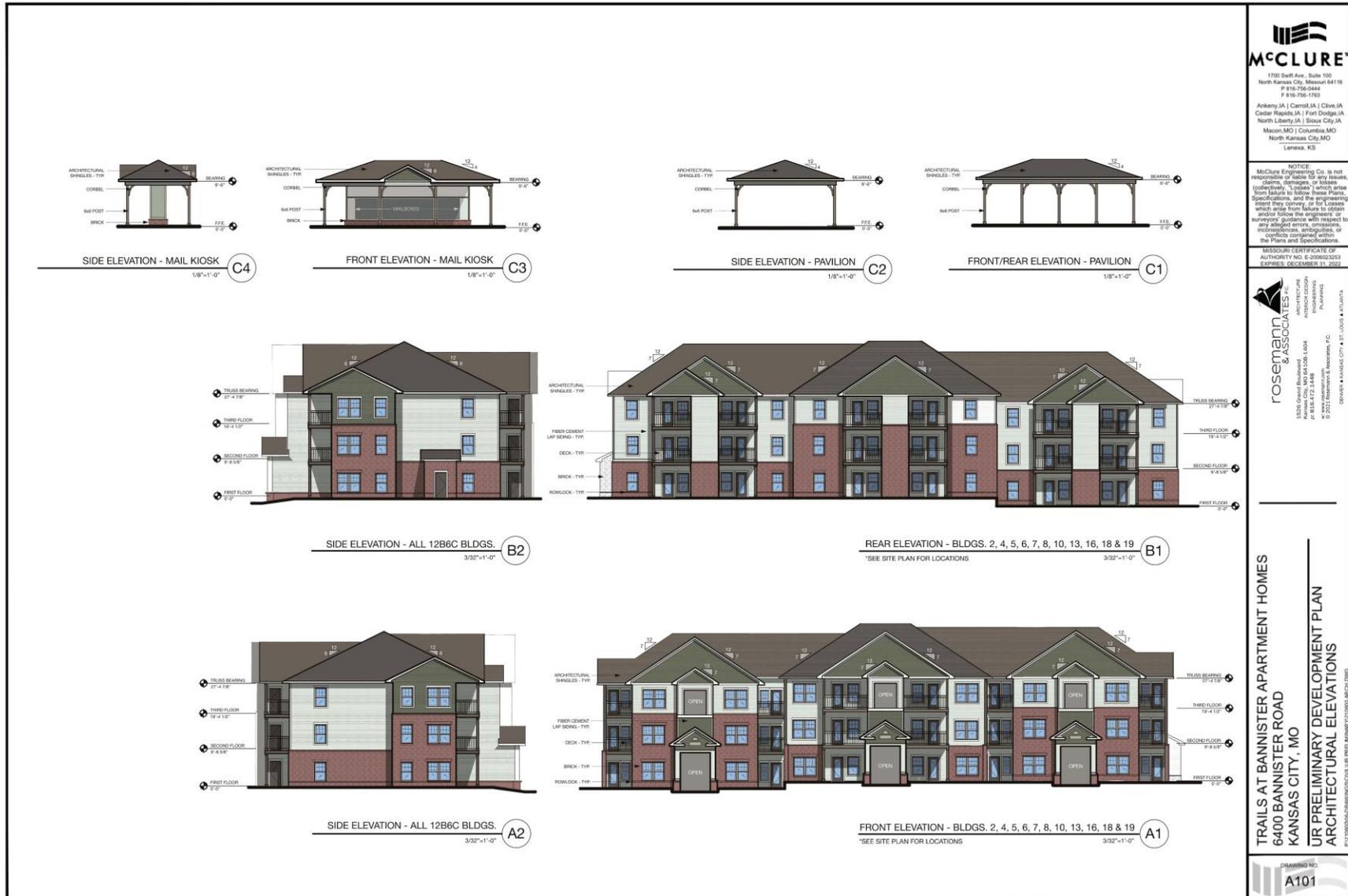
LANDSCAPE REQUIREMENTS			
ITEM	REQUIREMENT	PROPOSED	ALTERNATE APPROVED REQUESTED
STREET TREES (88-425-02)	1 TREE PER 30 LF OF FRONTAGE	7 TREES PROPOSED	
EAST 93RD STREET	220 LF, 80 x 4 TREES		
BANNISTER ROAD	1,076 LF, 36 x 36 TREES	11 EXISTING TREES, 30 PROPOSED TREES	
GENERAL (88-425-04)	11 TREES PER 5,000 SF OF PRINCIPAL BUILDING COVERAGE	76 TREES PROPOSED	
SITE OPEN SPACE (PARKLANDS)	144,881 TOTAL BUILDING SF/5000 = 29 TREES		
PERMETER VEHICULAR USE AREA (88-425-02)	20' BUFFER, 9' BEIRM, 3 TREES, 25 SHRUBS PER 100 LF OR NO BEIRM, 20' BUFFER, 6 TREES, 30 SHRUBS PER 100 LF		
ADJACENT TO STREETS (88-425-05-1)	20' BUFFER, 13 TREES, 77 SHRUBS	20' BUFFER, 13 TREES, 45 SHRUBS, 72 GRASSES	YES
EAST 93RD STREET			
BANNISTER ROAD	20' BUFFER, 9' BEIRM, 32 TREES, 270 SHRUBS	20' BUFFER, BEIRM, 45 TREES, 204 SHRUBS, 375 GRASSES	
INTERIOR VEHICULAR USE AREA (88-425-06)	38 SF OF LANDSCAPE PER STALL		
INTERIOR AREA	694 STALLS x 38 = 26,372 SF LANDSCAPE REQUIRED	27,072 SF	
TREES	11 TREES PER 1 STALL = 137 TREES	138 TREES	
SHRUBS	1 SHRUB PER STALL = 694 SHRUBS	647 SHRUBS, 199 GRASSES	
PARKING GARAGE SCREENING	DESCRIBE: N/A		
MECHANICAL UTILITY SCREENING	DESCRIBE: PROVIDED PER PLAN		
OUTDOOR USE SCREENING	DESCRIBE: PROVIDED PER PLAN		

## PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT
	22	Acer saccharum 'Autumn Splendor' / Autumn Splendor Maple	88.5 2' Cal
	7	Amelanchier x grandiflora 'Autumn Brilliance' / Serviceberry	88.5 1.5' Cal
	20	Cercis canadensis / Eastern Redbud	88.5 1.5' Cal
	17	Cornus florida 'Charles Prinosse' / Princess Dogwood	88.5 1.5' Cal
	17	Gleditsia inaequalis 'Sentry' / Sentry Honey Locust	88.5 2' Cal
	6	Rhus typhina / Black Gum	88.5 2' Cal
	22	Osprey virginiana / Hophornbeam	88.5 2' Cal
	21	Quercus bicolor / Swamp White Oak	88.5 2' Cal
	23	Quercus rubra / Red Oak	88.5 2' Cal
	9	Taxodium distichum 'Skyward' TM / Skyward Bald Cypress	88.5 2' Cal
	30	Tilia americana 'TokStony' TM / American Linden	88.5 2' Cal
	18	Ulmus x 'Foster' / Foster Elm	88.5 2' Cal
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT
	107	Juniperus chinensis 'Perfecta' / Perfecta Juniper	88.5 6' H
	5	Pinus purgosa 'Fat Albert' / Fat Albert Spruce	88.5 6' H
	6	Pinus strobus / White Pine	88.5 6' H
	112	Thuja occidentalis 'Hetz Wintergreen' / Hetz Wintergreen Arborvitae	88.5 6' H
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	41	Aronia melanocarpa 'Autumn Magic' / Black Chokeberry	5 gal
	28	Aronia melanocarpa 'UCONVAM185' TM / Low Black Chokeberry	5 gal
	32	Buddleia x 'Tuff Frost' / Paper Pink Butterfly Bush	5 gal
	26	Ceanothus americanus / New Jersey Tea	5 gal
	125	Rhus aromatica 'Gro-Low' / Gro-Low Sumac	5 gal
	53	Spiraea betulifolia 'Tor' / Tor Brodiaea Spiraea	5 gal
	6	Viburnum dentatum 'Chiradee' TM / Blue Muffin Viburnum	5 gal
	10	Viburnum x burkwoodii 'Mocha' / Mocha Viburnum	5 gal
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	59	Buxus microphylla / Littleleaf Boxwood	5 gal
	104	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 gal
	64	Juniperus chinensis 'Kallaya Compact' / Kallaya Compact Pfitzer Juniper	5 gal
	43	Juniperus sabina 'Broadmoor' / Broadmoor Juniper	5 gal
	13	Pinus mugo 'Mops' / Mops Mugo Pine	5 gal
GRASSES	QTY	BOTANICAL / COMMON NAME	CONT
	375	Andropogon gerardii 'Blackhawk' / Blackhawk Big Bluestem	6" Pot
	92	Miscanthus x 'Purpureus' / Flame Grass	1 gal
	159	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal
PERENNIALS	QTY	BOTANICAL / COMMON NAME	CONT
	68	Asclepias tuberosa 'Hello Yellow' / Hello Yellow Butterfly Milkweed	1 gal
	18	Baptisia x 'Lemon Meringue' TM / Lemon-Meringue Baptisia	1 gal
	25	Conepsis x 'Jethro Tull' / Jethro Tull Tickseed	1 gal
	76	Hemerocallis x 'Sammy Russell' / Sammy Russell Daylily	1 gal
	27	Lilippe muscari 'Big Blue' / Big Blue Lilyturf	1 gal
	69	Nepeta x 'Fassett' 'Walker's Low' / Walker's Low Catmint	1 gal
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT
	6,888 sf	Native BMP Stormwater Basin	5F



# UR Development Plan – Elevations



**McCLURE**  
 1700 Swift Ave., Suite 100  
 North Kansas City, Missouri 64116  
 P 816-736-0444  
 F 816-736-1700

Ankeny IA | Carroll IA | Clive IA  
 Cedar Rapids IA | Fort Dodge IA  
 North Liberty IA | Sioux City IA  
 Macon MO | Columbia MO  
 North Kansas City MO  
 Lenexa, KS

**NOTICE**  
 McClure Engineering Co. is not responsible for any issues, claims, damages, or delays (collectively, "issues") which arise from failure to follow these Plans, Specifications, and the engineering report they convey, or for losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or omissions contained within the Plans and Specifications.

MISSOURI CERTIFICATE OF AUTHORITY NO. E-00002323 EXPIRES DECEMBER 31, 2022

**rosemann & associates**  
 ARCHITECTS  
 1505 GLENVIEW, SUITE 100  
 KANSAS CITY, MO 64108-1404  
 P 816-472-2488  
 F 816-472-2488  
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TRAILS AT BANNISTER APARTMENT HOMES  
 6400 BANNISTER ROAD  
 KANSAS CITY, MO  
 UR PRELIMINARY DEVELOPMENT PLAN  
 ARCHITECTURAL ELEVATIONS

DRAWING NO.  
**A101**

# UR Development Plan – Elevations



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MISSOURI CERTIFICATE OF AUTHORITY NO. E-309023233 EXPIRES DECEMBER 31, 2027

**rosemann & associates**  
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TRAILS AT BANNISTER APARTMENT HOMES  
6400 BANNISTER ROAD  
KANSAS CITY, MO  
UR PRELIMINARY DEVELOPMENT PLAN  
ARCHITECTURAL ELEVATIONS

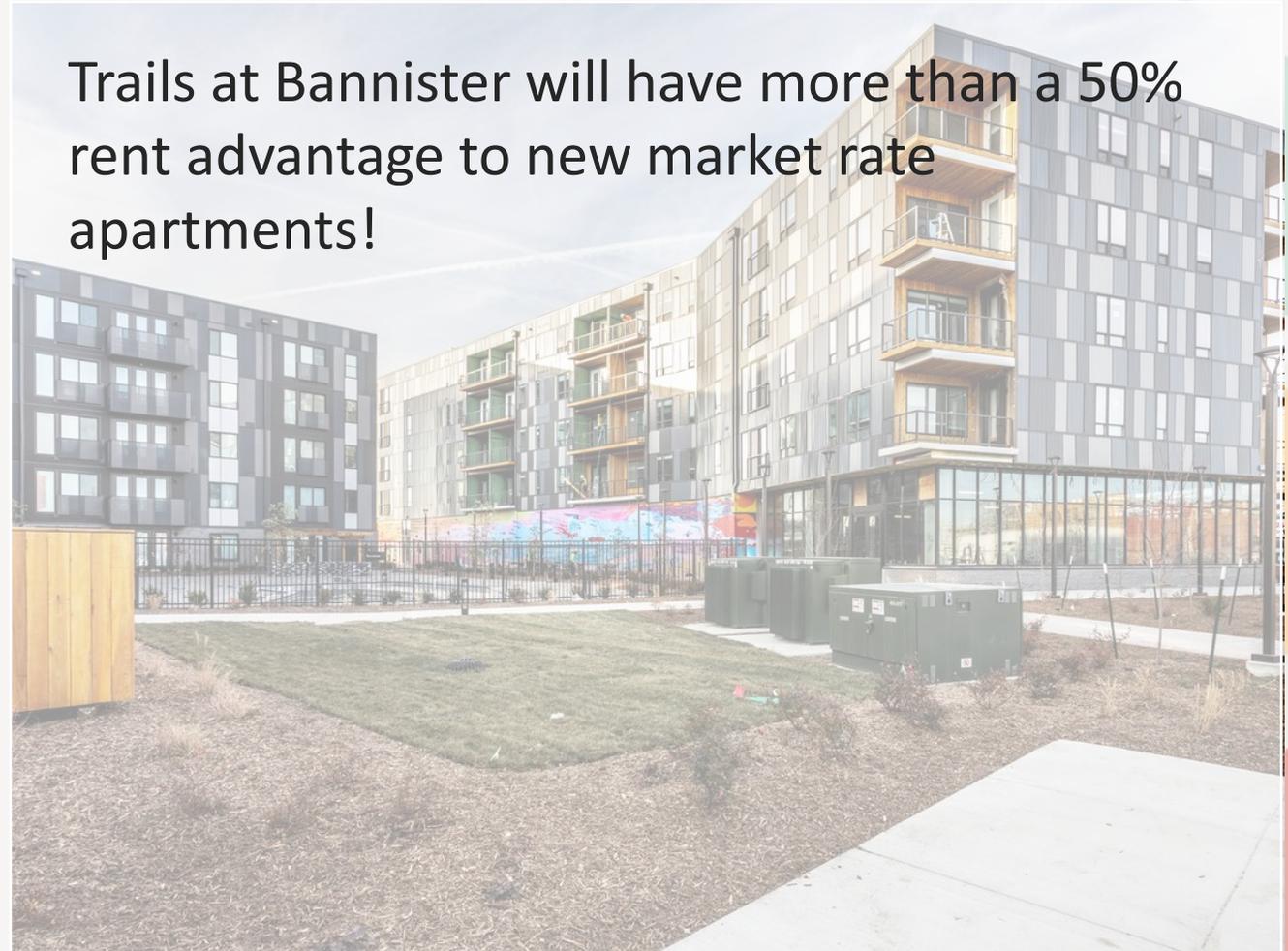
DRAWING NO.  
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# Rent Structure

Unit Size	Max Rent Plus Utilities
1 Bedroom	\$1,089
2 Bedroom	\$1,308
3 Bedroom	\$1,510

Family Size	2022 Income Limits	
	60% AMI	Full-Time Hourly Equivalent
1	\$40,680	\$19.56
2	\$46,500	\$22.36
3	\$52,320	\$25.15
4	\$58,080	\$27.92
5	\$62,760	\$30.17
6	\$67,380	\$32.39

Kansas City, MO Median Income \$33,215  
(2020 Census)



Trails at Bannister will have more than a 50% rent advantage to new market rate apartments!