



## Legislation Text

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**File #:** 230404, **Version:** 2

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### [COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 230404

Sponsor(s): Councilmembers Teresa Loar, Heather Hall and Kevin O'Neill

Amending Committee Substitute for Ordinance No. 220529, passed on June 20, 2022, by repealing Condition 31 of the Ordinance which required certain access improvements which were roundabouts on N.W. Cookingham Drive on both sides of Interstate 29; directing the City Manager to identify the funding to install these improvements since these improvements are needed due to existing traffic growth in the area, including growth from the new KCI Airport; and directing the City Manager to report back to Council within 30 days with the plan for funding these improvements and the process and schedule for constructing these improvements.

WHEREAS, on June 20, 2022, the City Council passed Committee Substitute for Ordinance No. 220529 (the "Ordinance"), rezoning the property located at the northwest corner of N. Ambassador Drive and N.W. Cookingham Drive to District B3-3 and approving a development plan on about 86 acres that also served as the preliminary plat to allow for the construction of a commercial development known as the Ambassador Building development; and

WHEREAS, Condition No. 31 of the Ordinance required that the developer make certain access improvements to N.W. Cookingham Road;

WHEREAS, it has become apparent since the Ordinance was enacted that these improvements are not required because of the Ambassador development but due to natural growth in the area, especially due to the increased traffic with the new KCI Airport;

WHEREAS, the City Council desires to remove Condition No. 31 from the Ambassador Building development plan approval due to the unfair burden placed on the Ambassador Building development and to direct the City Manager to identify funding for these improvements due to existing traffic growth in the area; NOW THEREFORE,

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

Section A. That Committee Substitute for Ordinance No. 220529, passed June 20, 2022, is hereby amended by repealing Condition No. 31 contained in Section B.

Section B. That all other sections and conditions of Committee Substitute for Ordinance No. 220529 not repealed shall remain in full force and effect.

Section C. That the City Manager is hereby directed to identify funding for installation of the N.W. Cookingham Road access and related improvements or otherwise negotiate with the Missouri Department of Transportation a waiver of any further requirements for project construction for which the City is responsible.

Section D. That the City Manager is hereby directed to report back to City Council within thirty (30) days of the passage of the Ordinance with a plan for funding these improvements

based upon a sales tax redirection model or other funding tools, such as Tax Increment Financing, that will refund initial City investment, and the process and schedule for constructing the improvements.

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Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney