



## **Agenda**

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

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

---

**Wednesday, August 23, 2023**

**1:30 PM**

**26th Floor, Council Chamber**

---

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

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

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

Any closed session may be held via teleconference.

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

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

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

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

**Beginning of Consent(s)**

**Director of City Planning & Development and City Plan Commission**

[230673](#)

Sponsor: Director of City Planning and Development Department

Approving the plat of Redwood Kansas City Shoal Creek, MO, an addition in Clay County, Missouri, on approximately 18 acres generally located at the northwest corner of Northeast 76th Street and North Brighton Avenue, creating one lot and one tract for the purpose of a multifamily development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2023-00008)

**Attachments:** [Docket Memo Redwood Shoal Creek](#)

**Director of City Planning & Development**

[230674](#)

Sponsor: Director of City Planning and Development

Approving the plat of Three Trails Commerce Center Second Plat, an addition in Jackson County, Missouri, on approximately 30 acres generally located at the southeast corner of East 87th Street and Elmwood Avenue, creating one lot and one tract for the purpose of industrial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2023-00016)

**Attachments:** [Docket Memo for Three Trails Commerce](#)

**Director of City Planning & Development and City Plan Commission**

[230679](#)

Sponsor: Director of City Planning and Development Department

Approving the plat of Twin Creeks Plaza, an addition in Clay County, Missouri, on approximately 17 acres generally located at the northeast corner of N. Platte Purchase Drive and Highway 152, creating four lots for the purpose of commercial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2023-00017)

**Attachments:** [Docket Memo](#)

End of Consent(s)

**Robinson**

**230703** Sponsor: Councilmember Melissa Robinson

Approving a contract in the amount of \$17,500.00 from previously appropriated funds in the Neighborhood Tourist Development Fund with Troost Market Collective as part of the FY 2023-2024 annual application cycle for the purpose of promoting neighborhoods and tourism through cultural, social, ethnic, historic, educational, and recreational activities.

**Attachments:** [No Docket Memo](#)

**City Plan Commission and Director of City Planning & Development**

**230705** Sponsor: Director of City Planning and Development Department

Rezoning an area of about .9 acres generally located at 4526 Warwick Boulevard from District R-5 to District R-5/HO in order to designate the George B. Richardson residence as a local landmark on the KC Register of Historic Places. (CD-CPC-2023-00079).

**Attachments:** [Docket Memo 4526 Warwick Blvd](#)

HELD IN COMMITTEE

ADDITIONAL BUSINESS

1. Update on the KC Pet project animal control contract from Neighborhoods.
2. There may be a general discussion regarding current Neighborhood Planning and Development Committee issues.
3. 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.

4. 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 #: 230673**

---

ORDINANCE NO. 230673

Sponsor: Director of City Planning and Development Department

Approving the plat of Redwood Kansas City Shoal Creek, MO, an addition in Clay County, Missouri, on approximately 18 acres generally located at the northwest corner of Northeast 76th Street and North Brighton Avenue, creating one lot and one tract for the purpose of a multifamily development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2023-00008)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Redwood Kansas City Shoal Creek, MO, an addition in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

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

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

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

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on May 5, 2023.

..end

---

Approved as to form:

---

Eluard Alegre  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving the plat of Redwood Kansas City Shoal Creek, MO, an addition in Clay County, Missouri, on approximately 18 acres generally located at the northwest corner of Northeast 76th Street and North Brighton Avenue, creating one (1) lots and one (1) tract for the purpose of a multifamily development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2023-00008)

### Discussion

Please See CPC Staff Report;

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

Not Applicable as this is a Final Plat Ordinance Request.

3. How does the legislation affect the current fiscal year?

Not Applicable as this is a Final Plat Ordinance Request.

4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

Not Applicable as this is a Final Plat Ordinance Request.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Not Applicable as this is a Final Plat Ordinance Request.



# City of Kansas City, Missouri

## Docket Memo

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

### Prior Legislation

Please see CPC Staff Report.

### Service Level Impacts

Not Applicable as this is a Final Plat Ordinance Request

### Other Impacts





# City of Kansas City, Missouri

## Docket Memo

1. What will be the potential health impacts to any affected groups?  
Not Applicable as this is a Final Plat Ordinance Request
2. How have those groups been engaged and involved in the development of this ordinance?  
Not Applicable as this is a Final Plat Ordinance Request
3. How does this legislation contribute to a sustainable Kansas City?  
Not Applicable as this is a Final Plat Ordinance Request
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
Not Applicable as this is a Final Plat Ordinance Request
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
Not Applicable as this is a Final Plat Ordinance Request



---

**File #:** 230674

---

ORDINANCE NO. 230674

Sponsor: Director of City Planning and Development

Approving the plat of Three Trails Commerce Center Second Plat, an addition in Jackson County, Missouri, on approximately 30 acres generally located at the southeast corner of East 87th Street and Elmwood Avenue, creating one lot and one tract for the purpose of industrial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2023-00016)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

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

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on July 18, 2023.

..end

---

Approved as to form:

---

Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving the plat of Three Trails Commerce Center Second Plat, an addition in Jackson County, Missouri, on approximately thirty (30) acres generally located at the southeast corner of East 87th Street and Elmwood Avenue, creating one (1) lots and one (1) tracts for the purpose of Industrial Uses; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2023-00016)

### Discussion

See CPC Staff Report.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

This is a Final Plat Ordinance, not applicable.

3. How does the legislation affect the current fiscal year?

This is a Final Plat Ordinance, not applicable.

4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

This is a Final Plat Ordinance, not applicable.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

This is a Final Plat Ordinance, not applicable.



# City of Kansas City, Missouri

## Docket Memo

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

### Prior Legislation

See CPC Staff Report.

### Service Level Impacts

See CPC Staff Report.

### Other Impacts



# City of Kansas City, Missouri

## Docket Memo

1. What will be the potential health impacts to any affected groups?  
N/A
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
N/A
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
N/A
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
N/A



---

**File #: 230679**

---

ORDINANCE NO. 230679

Sponsor: Director of City Planning and Development Department

Approving the plat of Twin Creeks Plaza, an addition in Clay County, Missouri, on approximately 17 acres generally located at the northeast corner of N. Platte Purchase Drive and Highway 152, creating four lots for the purpose of commercial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2023-00017)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

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

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on July 18, 2023.

..end

---

Approved as to form:

---

Eluard Alegre  
Associate City Attorney





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

A request to approve a Final Plat in District MPD (Master Planned Development) creating four (4) lots on about 17 acres generally located at N. Platte Purchase Drive and Highway 152. (CLD-FnPlat-2023-00017)

### Discussion

See CPC staff report

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

N/A

3. How does the legislation affect the current fiscal year?

N/A

4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

N/A

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

N/A

### Office of Management and Budget Review

(OMB Staff will complete this section.)



# City of Kansas City, Missouri

## Docket Memo

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

### Prior Legislation

This is a zoning ordinance and has not been evaluated for the Citywide Business Plan Impact

### Service Level Impacts

See CPC staff report

### Other Impacts

- 1. What will be the potential health impacts to any affected groups?



# City of Kansas City, Missouri

## Docket Memo

See CPC staff report

2. How have those groups been engaged and involved in the development of this ordinance?

This is a zoning ordinance and has not been evaluated for the Citywide Business Plan Impact

3. How does this legislation contribute to a sustainable Kansas City?

This is a zoning ordinance and has not been evaluated for the Citywide Business Plan Impact

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

This is a zoning ordinance and has not been evaluated for the Citywide Business Plan Impact

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

This is a zoning ordinance and has not been evaluated for the Citywide Business Plan Impact



---

**File #: 230703**

---

ORDINANCE NO. 230703

Sponsor: Councilmember Melissa Robinson

Approving a contract in the amount of \$17,500.00 from previously appropriated funds in the Neighborhood Tourist Development Fund with Troost Market Collective as part of the FY 2023-2024 annual application cycle for the purpose of promoting neighborhoods and tourism through cultural, social, ethnic, historic, educational, and recreational activities.

WHEREAS, §92.336, RSMo, provides that ten percent of the proceeds of the City's convention and tourism tax be committed to the Neighborhood Tourism Development Fund ("NTDF"), to be used for the purpose of promoting such neighborhood through cultural, social, ethnic, historic, educational, and recreation events; and

WHEREAS, Council has provided a process for the NTDF Committee to make recommendations to the City Council for the expenditure of NTDF Funds in the Code of Ordinances of Kansas City, Missouri ("Code") in Chapter 2, Art. VI, Div. 9; and

WHEREAS, Council approved the NTDF Committee's Recommendations for FY 2023-2024 projects in Ordinance No. 230306, passed on April 13, 2023; and

WHEREAS, Ordinance No. 230306 authorized the Director of the Neighborhood Services Department to execute a contract with Creative City KC Inc. in the amount of \$17,500.00 for the 18th and Vine Arts Festival; and

WHEREAS, Creative City KC Inc. is no longer able to serve as the fiscal agent for the 18th and Vine Arts Festival, and Troost Market Collective desires to replace Creative City KC Inc. as the fiscal agent for the 18th and Vine Arts Festival; and

WHEREAS, Section 2-931(2)(e) of the Code provides that no proposal for NTDF funding will be considered by the Council for approval, modification or disapproval without first being reviewed and reported to the Council by the committee, and

WHEREAS, the proposal for funding the 18th and Vine Arts Festival has been modified for the sole purpose of replacing Creative City KC Inc. with Troost Market Collective as the applicant and fiscal agent for the event; NOW THEREFORE

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

Section 1. That the Neighborhood Services Department is authorized to execute a contract in the total amount of \$17,500.00 with Troost Market Collective for the 18th and Vine Arts Festival from the funds previously appropriated in Account No. 24-2350-672100-B. The contract is hereby approved in substantial form, as that on file in the Neighborhood Services Department.

Section 2. That the limitations established by Section 2-931(2)(e) that provide that no proposal for NTDF funding will be considered by the Council for approval, modification or disapproval without first being reviewed and reported to the Council by the NTDF Committee are hereby waived for the limited purpose of this Ordinance.

..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:

---

Andrew Bonkowski  
Assistant City Attorney

**No Docket Memo  
Provided for  
Ordinance No.**

**230703**



**File #: 230705**

ORDINANCE NO. 230705

Sponsor: Director of City Planning and Development Department

Rezoning an area of about .9 acres generally located at 4526 Warwick Boulevard from District R-5 to District R-5/HO in order to designate the George B. Richardson residence as a local landmark on the KC Register of Historic Places. (CD-CPC-2023-00079).

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-1403, rezoning an area of about .9 acres generally located at 4526 Warwick Blvd from District R-5 (Residential 5) to District R-5/HO (Residential 5/Historic Overlay District) said section to read as follows:

Section 88-20A-1403. That an area legally described as:

Lot 7, Clarke’s Southmoreland, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, save and except the following described part of same: Beginning at the Northeast corner of said Lot 7, running thence in a Southwesterly direction along the Northern line of said lot 102.85 feet to a point; thence continuing in a Westerly direction along said Northern Line 88.46 feet to the Northwest corner of said Lot 7; thence in a Southerly direction along the West line of said Lot 7 24.7 feet to a point, which is 24 feet South (measured at right angles) from the North line of said Lot 7; thence East along a line parallel to the North Line of said Lot 7, 86.36 feet to a point , thence in a Northeasterly direction 136.8 feet to a point in the Westerly line of Warwick Boulevard, that is 80.98 feet Southeast of the Northeast corner of said Lot 7, as per the course of said boulevard; thence Northwesterly along said Westerly line of Warwick Boulevard to the place of beginning, a subdivision in Kansas City, Jackson County, Missouri.

is hereby rezoned from District R-5 (Residential 5) to District R-5/HO (Residential 5/Historic Overlay District) all as shown outlined on a map marked Section 88-20A-1403 (Exhibit A), which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That the house was built in 1913 and designed in the Classical Revival style by the firm of Root & Siemens for George B. Richardson.

Section C. That the Historic Preservation Commission recommended approval of the designation of the George B. Richardson Residence at 4526 Warwick Boulevard to the Kansas City Register of Historic Place (H/O Overlay) as a good example of the Classical Revival Style that is eligible under the National Register of Historic Places Criterion C in the area of architecture.

Section D. That the City Plan Commission recommended denial of the inclusion of the property on the Kansas City Register of Historic Places.

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

..end

---

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

---

Joseph Rexwinkle, AICP  
Secretary, City Plan Commission

Approved as to form:

---

Sarah Baxter  
Senior Associate City Attorney





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

A request to designate 4526 Warwick Blvd, the George B. Richardson Residence, as a local landmark on the KC Register of Historic Places (HO Overlay Zoning District).

### Discussion

Historic Overlay Districts are used to identify sites, structures, and areas within the City that are historic, stylistic or have thematic significance, or identified by historic resources survey. This designation is intended to help protect, preserve, and enhance places, districts, sites, buildings, structures, and other features having a special historical, architectural, cultural, or aesthetic value.

This Classical Revival brick house was built for George B. Richards, the President of the Richards & Conover Hardware Company in 1913. The house exemplifies the classical revival style in its strict symmetry, multi-paned windows, central portico with free-standing Corinthian columns, entrance with fanlight set in a tabernacle frame, and generous white balustrades. It was designed by the prominent Kansas City-based architectural firm Root & Siemens and built by Long Construction Company. The nomination also includes the 1913 carriage house in the northeast corner of the property. The large front lawn is marked with a grand circular drive leading to the portico and is landscaped with a variety of trees.

#### City Council Key Points

- Property zoned R-5.
- Proposal = designates the subject site as a local landmark (HO Overlay District).
- Applicant = Southmoreland Neighborhood Association.
- The property owner opposes property designation.
- Local landmark designation requires property owners to follow 88-585 (Certificates of Appropriateness and other review by the Historic Preservation Commission).

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

N/A



# City of Kansas City, Missouri

## Docket Memo

3. How does the legislation affect the current fiscal year?

N/A

4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

N/A

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

N/A

### Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No

2. This fund has a structural imbalance.  Yes  No

### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures



# City of Kansas City, Missouri

## Docket Memo

- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

### Prior Legislation

No.

### Service Level Impacts

See CPC Staff Report.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
N/A
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
N/A
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?  
N/A
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?  
N/A