



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, February 25, 2025

1:30 PM

26th Floor, Council Chamber

Webinar Link: <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

FIRST READINGS

CITY PLANNING AND DEVELOPMENT DEPARTMENT

Director of City Planning & Development

[250146](#)

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 36 acres in Districts R-1.5, B2-2 and B4-3 generally located at N. Indiana Avenue and N.E. Barry Road to allow for residential and commercial development. (CD-CPC-2024-00184)

Attachments: [TMP-5126 Docket Memo](#)

Director of City Planning & Development

[250147](#) Sponsor: Director of City Planning and Development Department

Approving and authorizing the discharge of the special tax bills and waiver of the resulting liens on the real property commonly known as 4263 East 60th Terrace.

Attachments: [Docket Memo - CPLW-2025-0001 \(4263 E 60th Ter Kansas City, MO 64130\)](#)
[Staff Report - CPLW-2025-0001 \(4263 E 60th Ter Kansas City, MO 64130\)](#)

Director of City Planning & Development

[250148](#) Sponsor: Director of City Planning and Development Department

Approving the ProspectUS Equitable Transit Oriented Development Strategic Plan along the Prospect Avenue Corridor between 75th Street to the south and 12th Street to the north, and along 12th Street between Prospect Avenue to the east and Wyandotte Street to the west. (CD-MISC-2023-00004)

Attachments: [ProspectUS Plan Docket Memo v2](#)

Director of City Planning & Development

[250161](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 50 acres generally located at the southeastern corner of N. Congress Avenue and N.W. Cookingham Drive from District AG-R to Districts M2-1, B3-2, and R-5 and approving a development plan, also serving as a preliminary plat, to allow for the construction of industrial, commercial, and residential buildings. (CD-CPC-2024-00144 & CD-CPC-2024-00145).

Attachments: [Docket Memo 0.1.5](#)

Director of City Planning & Development

[250162](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the KCI Area Plan on about 16.8 acres generally located at the southeast corner of N. Congress Avenue and N.W. Cookingham Drive by changing the recommended land use from mixed use community to commercial/industrial. (CD-CPC-2024-00141)

Attachments: [Docket Memo 0.1.5 \(resolution\)](#)

Director of City Planning & Development

[250168](#) Sponsor: Director of City Planning and Development Department

Approving a development plan which also serves as a preliminary plat to allow for five residential townhomes in two phases on one lot, in District R-5, on about 0.73 acres generally located at the southeast corner of W. 49th Street and Sunset Drive. (CD-CPC-2023-00159).

Attachments: [Docket Memo CD-CPC-2023-00159 Shiraz Condo Development Plan](#)

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

Director of Housing and Community Development

[250150](#) Sponsor: Director of Housing and Community Development Department

Approving the Substantial Amendment to 2018-2021 One Year Action Plans to reprogram funding for the Community Development Block Grant (CDBG); approving the Substantial Amendment to the 2021 Action Plan for CDBG CARES Act funding; appropriating CDBG funding in the years of 2018-2021 in the amount of \$5,181,166.00 and funding in the amount of \$650,000.00 for CDBG CARES Act funding; authorizing the Director of Housing and Community Development Department to expend \$5,831,166.00; authorizing the Manager of Procurement Services to execute contracts; and amending the CDBG appropriation amounts of \$3,938,245.47 and the revenue estimate amounts of \$5,907,415.12, previously appropriated funding from the U. S. Department of Housing and Urban Development (HUD) for CDBG projects.

Attachments: [TMP-5251 Docket Memo](#)

COUNCIL

Rea

[250165](#) Sponsor: Councilperson Crispin Rea

RESOLUTION - Authorizing the City Manager to execute a petition to establish the Crossroads Community Improvement District.

Rea

[250167](#) Sponsor: Councilperson Crispin Rea

Amending Chapter 2 of the Code of Ordinances of the Kansas City, Missouri, Classification and Compensation Plan, by repealing and reenacting Section 2-1104 for the purpose of adding prenatal leave.

HELD IN COMMITTEE

Director of City Planning & Development

[241054](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about .37 acres generally located at 629 W. 39th Street from District UR to District B3-2 so the site can be redeveloped. (CD-CPC-2024-00148)

Attachments: [Docket Memo 629 W 39th St](#)

Director of City Planning & Development

[241057](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an area plan amendment to the Line Creek Valley Area Plan for an area of approximately 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue by changing the recommended land use from low density residential to mixed use community. (CD-CPC-2024-00170)

Attachments: [Docket Memo TMP 4986](#)

Director of City Planning & Development

[241058](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue from Districts B3-3/R-2.5 and R-7.5 to District B3-3 to allow for commercial land uses. (CD-CPC-2024-00153). ***Held until 3/25/2025***

Attachments: [Docket Memo TMP 4987](#)

City Manager's Office

[241061](#) Sponsor: City Manager's Office

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the Country Club Plaza Tax Increment Financing Plan and the termination of the designation of Redevelopment Project Areas 1, 7, and 8 described therein; declaring as surplus those funds within the special allocation funds established in connection with Redevelopment Project Areas 1, 7, and 8; dissolving the special allocation funds established in connection with Redevelopment Project Areas 1, 7, and 8; authorizing the distribution of such surplus funds; and directing the City Clerk to send copies of this ordinance to Jackson County.

Attachments: [Country Club Plaza TIF Plan - Termination - Docket Memo](#)

Willett

241073 Sponsor: Councilmember Nathan Willett

Declaring a moratorium until July 16, 2025, on the approval of any zoning map amendments to a manufacturing (M) zoning district within the KCI Area Plan boundary during the KCI Area Plan update process.

Attachments: [Docket Memo 241073](#)

Director of City Planning & Development

250011 Sponsor: Director of City Planning and Development Department

Approving a major amendment to an approved development plan on about 7.2 acres in District MPD generally located at 9806 N. Oak Trafficway to allow for a drive-through restaurant. (CD-CPC-2024-00149).

Attachments: [Docket Memo 0.1.5](#)

ADDITIONAL BUSINESS

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

2. Closed Session

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

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

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

- Livestream on the city's website at www.kcmo.gov
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOublg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

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

Adjournment



File #: 250146

ORDINANCE NO. 250146

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 36 acres in Districts R-1.5, B2-2 and B4-3 generally located at N. Indiana Avenue and N.E. Barry Road to allow for residential and commercial development. (CD-CPC-2024-00184)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in Districts R-1.5(Residential 1.5), B2-2 (Neighborhood Business 2) and B4-3 Heavy Business/Commercial) generally located at N. Indiana Avenue and N.E. Barry Road, and more specifically described as follows:

All that part of the East 40 acres of the North half of the Northwest Quarter of Section 7, Township 51 North, Range 32 West, in Kansas City, Clay County, Missouri; being more particularly described as follows: Beginning at the North Quarter corner of said Section 7; thence South 00°38'45" West, along the East line of said Northwest Quarter, also the West Right-of-Way line of N Indiana Avenue, as now established, 820.80 feet to a point on the North Right-of-Way line of NE Barry Road, as now established; thence along said North Right-of-Way line the following six courses; thence North 89°22'33" West, 20.61 feet; thence South 13°38'43" West, 240.92 feet; thence North 89°14'06" West, 627.01 feet; thence South 00°29'27" West, 47.00 feet; thence North 89°30'33" West, 465.00 feet; thence South 84°46'49" West, 180.70 feet to the Southeast corner of Barr-E-Woods Apartments, a subdivision in said Kansas City, Clay County, Missouri; thence North 00°39'52" East, along the East line of said Barr-E-Woods Apartments, 1111.23 feet to a point on the South line of said , Pembroke Estates Third Plat. a subdivision in said Kansas City, Clay County, Missouri; thence South 89°46'08" East, on said South line and the South line of Lakeview Villas, a subdivision in said Kansas City, Clay County, Missouri, 1346.11 feet to the Point of Beginning. Contains 1,434,496 square feet or 32.932 acres more or less

is hereby approved, subject to the following conditions:

1. Ordinance No. 230320, including all conditions provided therein, shall remain in full force and effect.

2. The developer shall secure approval of a project plan from the City Plan Commission, except for Lot 7C and Lot 6C prior to a building permit.
3. Prior to a certificate of occupancy the applicant shall plat Lot 7C in accordance with the Zoning and Development Code.
4. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018:§ 503.2.4)
5. 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)
6. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
7. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
8. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
9. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)
10. 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)
11. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
12. The developer shall add reinforcement to the exterior doors of the residential units for added safety. Items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of crimes.
13. 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 2019 acquisition rate of \$39,617.49 per acre. This requirement shall be satisfied prior to a certificate of occupancy.

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 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.
16. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the developer shall be responsible for all costs associated with subordination activities now and in the future.
17. 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.
18. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
19. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape 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.
20. 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.
21. 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.
22. No water service tap permits will be issued until the public water main is released for taps.

23. The developer shall ensure that water and fire service lines should meet current Kansas City Water Services Department rules and regulations, prior to any certificate of occupancy.
24. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
25. The developer shall submit plans for the public water main extensions for review and contract (permit) approval per the Kansas City Water Services Department rules and regulations prior to a building permit issuance.
26. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
27. The developer shall submit a micro storm drainage study prior to the issuance of any building permit for Lot 7C.
28. 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.
29. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department 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.
30. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department 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.
31. 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 Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.
32. The developer shall grant a BMP and/or surface drainage easements to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.

33. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department for the maintenance of private open space and enter into a covenant agreement for the maintenance of any storm water detention area tracts, prior to recording the 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 B. 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.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250146

Submitted Department/Preparer: City Planning

Revised 6/10/24

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 a development plan on about 36 acres to allow for residential and commercial development in Districts R-1.5, B2-2 and B4-3 generally located at N. Indiana Avenue and NE Barry Road. (CD-CPC-2024-00184)

Discussion

The subject property is located within the boundaries of the Staley Corners West Development District which was approved by Council in March 2020. The approved development contains multiple commercial pad sites, including where a Dutch Brothers (eating and drinking establishment & drive-through facility) was recently constructed. The development will also feature a storage facility near the western boundary of the Staley Corners West development and future residential uses along the northern area of the overall development. The previously approved Staley Corners West plan called for "office and flex retail" uses on Lot 7C which is adjacent to N. Indiana Avenue. This major amendment application is required to approve an eating and drinking establishment and drive-through facility on Lot 7C. The applicant will be required to submit a final plat for this phase of the development.

Staff is generally supportive of the site plan which provides sufficient screening along N. Indiana Avenue and only permits a right-in/right-out for vehicular access from N. Indiana. KCFD has an outstanding correction related to access to lot 5C that shall be resolved prior to ordinance request.

On January 15, 2025 staff recommended approval with conditions for the major amendment. The City Plan Commission (CPC) recommended approval with conditions. The CPC did remove a condition requiring a traffic impact study (TIS) and two other conditions related to public improvements along N. Indiana Avenue and NE Barry Road. The CPC removed the public improvement conditions because the improvements have been installed. The CPC also revised a condition to only require a

micro storm drainage study for lot 7C, instead of a macro stormwater study for the entirety of the overall development area (~36 acres).

Staff did not receive any testimony in support or opposition to the project and no public testimony was provided at the CPC hearing on January 15, 2025.

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 zoning ordinance.
3. How does the legislation affect the current fiscal year?
Not applicable, as this is a zoning ordinance
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable, as this is a zoning ordinance
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This development could generate revenue.

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
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

No account string to verify as this ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)

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

- Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
- Maintain and increase affordable housing supply to meet the demands of a diverse population.
- Address the various needs of the City's most vulnerable population by working to reduce disparities.
- Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- Ensure all residents have safe, accessible, quality housing by reducing barriers.
- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Ord. No. 200183 & Ord. No. 200182 - On March 26, 2020, Council approved a rezoning and preliminary development plan for the northeast and northwest corners of NE Barry Road and N Indiana Avenue (CD-CPC-2019-00023, CD-CPC-2019-00022, CD-CPC-2019-00025, CD-CPC-2019-00026). Ord. No. 200182 required that a signal being installed at NE Barry Road and N. Indiana.

Ord. No. 230320 - On May 4, 2023, Council amended Ordinance No. 200182, passed on March 5, 2020, by repealing Conditions 3, 4, 6 and 33 contained in Section B of the Ordinance, which required the developer to install a traffic signal at the intersection of N.E. Barry Road and N. Indiana Avenue, make other related intersection improvements, and install a southbound right turn lane to westbound Highway 152 on ramp prior to the issuance of a certificate of occupancy for Phase 1 of Staley Corners East; and amending Committee Substitute for Ordinance No. 200183, passed on March 26, 2020, by repealing Condition 4 contained in Section B of the Ordinance to remove the requirement for the construction of a second northbound left turn lane on N. Indiana Avenue at its intersection with N.E. Barry Road.

Service Level Impacts

No service level impacts are anticipated.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No potential health impacts have been identified.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant held the required public engagement meeting pursuant to 88-505-12 on December 30, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
No sustainable elements were identified by the applicant.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 250147

ORDINANCE NO. 250147

Sponsor: Director of City Planning and Development Department

Approving and authorizing the discharge of the special tax bills and waiver of the resulting liens on the real property commonly known as 4263 East 60th Terrace.

WHEREAS, pursuant to Kansas City Code Sec. 48-66, the City issued special assessment tax bills for the costs of eight (8) board up abatements and two (2) trash and weeds abatements City performed at 4263 East 60th Terrace, Kansas City, Missouri (the "Property") between 2020-2024; and

WHEREAS, Kansas City Code Sec. 48-66 provides that City's issuance of such special tax bills creates both a personal debt against the owner(s) of the property at the time the City abated such nuisances and a lien on the property until paid; and

WHEREAS, the total cost of the aforementioned special tax bills, including the costs of tax collection, accrued interest and attorneys' fees, is \$11,029.00; and

WHEREAS, Kansas City Code Sec. 48-83 provides that "the discharge of all or any portion of the special tax bills and the waiver of the resulting lien, pursuant to this section, shall be made only upon a determination that a public benefit will be gained by doing so" after review by the City's Lien Waiver Review Committee, "in accordance with the procedures and standards established by the city manager[.]" who has promulgated Administrative Regulation ("AR") 7-3 to more specifically govern the committee's handling of such waiver requests; and

WHEREAS, the discharge of all or any portion of special tax bills pursuant to Kansas City Code Sec. 48-83 "will not constitute a discharge of all or any portion of the personal debt" owed to City by owner(s) of the property at the time of abatement; and

WHEREAS, Kansas City Code Sec. 48-83 provides that the City Manager may "discharge all or any portion of the special tax bills for an amount exceeding \$5,000.00, including the costs of tax collection, accrued interest and attorneys' fees, only after the council has authorized such action by ordinance[.]" and

WHEREAS, the City's Lien Waiver Review Committee met on January 27, 2025, and, in accordance with AR 7-3, found that a public benefit would result from the discharge and waiver of the resulting liens against the Property and, accordingly, now recommends that City Council discharge and waive such liens; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the discharge of the special tax bills, including the costs of tax collection, accrued interest and attorneys' fees of \$11,029.00 and waiver of the resulting liens on the Property is hereby approved.

Section 2. That the City Manager is hereby directed to effectuate the discharge of the special tax bills and waiver of the aforementioned liens on the Property.

..end

Approved as to form:

Bret Kassen
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250147

Submitted Department/Preparer: City Planning

Revised 6/10/24

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 and authorizing the discharge of the special tax bills and waiver of the resulting liens on the real property commonly known as 4263 East 60th Terrace.

Discussion

This ordinance will waive liens on the subject property totaling \$11,029.00. These liens were placed on the property for eight board up abatements and two trash and weeds abatements. The current property owner did not own the property at the time of the assessments. The applicant stated they plan to renovate the property and provide housing to a single mother at a reduced cost.

AR 7-3 allows the Lien Waiver Review Committee to approve nuisance liens up to \$5,000. Any nuisance liens totaling over \$5,000 must receive Council approval after a recommendation by the committee. On this case, the Lien Waiver Review Committee recommended approval.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
None
3. How does the legislation affect the current fiscal year?
NA
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

This ordinance could impact future fiscal years by removing the City's ability to seek recoupment of one-time costs for nuisance abatement on the property discussed therein.

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

No, legislation extinguishes City liens on subject property as a means for recovering City's previous expenditures for nuisance abatement.

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
- 3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

No account string to verify as this ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

- 1. View the [Adopted 2025-2029 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
 - Ensure all residents have safe, accessible, quality housing by reducing barriers.
 - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Click or tap here to list prior, related ordinances/resolutions.

Service Level Impacts

None

Other Impacts

1. What will be the potential health impacts to any affected groups?
NA
2. How have those groups been engaged and involved in the development of this ordinance?
NA
3. How does this legislation contribute to a sustainable Kansas City?
NA
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)

Lien Waiver CPLW-2025-0001

Date: January 3, 2025

RE: 4263 E 60th Ter

Applicant: Roderick Reed

Date Applicant Gained Ownership: December 12, 2024

Request:

Applicant requests waiver for \$11,582.62 worth of liens. GenTax shows that liens have since been sent to an external collection agency, to the county, and to Legal.

- Board Up: Account ID 0499352192, date work performed 03/31/2020, total of \$360.00.
- Board Up: Account ID 0473440896, date work performed 07/13/2021, total of \$495.00.
- Board Up: Account ID 0906273408, date work performed 10/26/2021, total of \$360.00.
- Board Up: Account ID 0558768768, date work performed 10/26/2021, total of \$360.00.
- Board Up: Account ID 1812898432, date work performed 07/29/2021, total of \$595.06.
- Board Up: Account ID 0195994240, date work performed 07/27/2022, total of \$322.56.
- Board Up: Account ID 1162453632, date work performed 12/05/2022, total of \$311.04.
- Trash and Weeds: Account ID 1912038016, date work performed 07/25/2023, total of \$3,957.97.
- Board Up: Account ID 1241866880, date work performed 09/20/2023, total of \$428.64.
- Board Up: Account ID 0933618304, date work performed 02/04/2024, total of \$303.02.
- Trash and Weeds: Account ID 1455821440, date work performed 07/10/2024, total of \$4,089.33.

Staff Summary:

Applicant plans to use site to provide homeownership to a single woman at a discounted rate.

Applicant states that the public benefit to be gained is the rehabilitation and occupancy of the property that has been abandoned. The City will also no longer have to use resources to maintain the once abandoned property. Applicant reports a monthly income of \$640 per month.

There are no outstanding tax payments due to Jackson County.

There are 17 outstanding code violations from a Property Violation case opened 04/24/2022, detailed below:

- General Disrepair (Gutter)
- Rubbish Limbs and Brush on the Property
- Floor in Disrepair
- Litter Trash Refuse Rubbish

- Wrecked Damaged and/or Disabled RV
- Rank Weeds
- Exterior Surface Material Not Protected
- Structurally Unsound Accessory Structure
- Guardrails Missing
- Rotting Boards on Exterior Wall
- Downspout Disconnected or Missing
- Exterior Siding Missing
- General Disrepair (Exterior Wall)
- Broken or Missing Treads/Risers
- Peeling, Cracked, Blistered Paint
- Soffit Boards/Eaves are Loose/Missing
- Rank Weeds or Unattended Growth

Applicant reports owning one other property in Kansas City, detailed below:

- 4538 E 61st St.: no outstanding code violations, no outstanding tax payment.



Aerial View- 2024



Street View- December 23rd, 2024



File #: 250148

RESOLUTION NO. 250148

Sponsor: Director of City Planning and Development Department

Approving the ProspectUS Equitable Transit Oriented Development Strategic Plan along the Prospect Avenue Corridor between 75th Street to the south and 12th Street to the north, and along 12th Street between Prospect Avenue to the east and Wyandotte Street to the west. (CD-MISC-2023-00004)

WHEREAS, an equitable transit-oriented development plan provides a strategic redevelopment and implementation framework; and

WHEREAS, the City of Kansas City, Missouri recognizes the importance of preserving and maintaining the urban fabric while promoting quality uses and businesses desiring to improve the area; and

WHEREAS, after all interested persons were given the opportunity to present testimony, the City Plan Commission did on January 15, 2025, recommend approval of the ProspectUS Equitable Transit Oriented Development Strategic Plan; and

WHEREAS, the ProspectUS Equitable Transit Oriented Development Strategic Plan has incorporated the policies of the KC Spirit Playbook and other appropriate planning documents; and

WHEREAS, as a result of a study, the City Planning and Development Department has proposed a framework for the orderly development and redevelopment within the ProspectUS Equitable Transit Oriented Development Strategic Plan area; and

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

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the ProspectUS Equitable Transit Oriented Development Strategic Plan is hereby approved as a strategic redevelopment and implementation framework along the Prospect Avenue Corridor between 75th Street and 12th Street, and along 12th Street between Prospect Avenue to the east and Wyandotte Street to the west, and areas generally within one

half mile of the described corridors. A copy of the ProspectUS Equitable Transit Oriented Development Strategic Plan is attached hereto, in substantial form, and is hereby approved.

Section B. That the ProspectUS Equitable Transit Oriented Development Strategic Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023, by the Council of Kansas City with the passage of Resolution No. 230257.

Section C. That the Council finds and declares that before taking any action on the proposed ProspectUS Equitable Transit Oriented Development Strategic Plan hereinabove, all public notices have been given, and hearings have been held as required by law.

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250148
Submitted Department/Preparer: City Planning
Revised 6/10/24

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

Adopting an Equitable Transit-Oriented Development Strategic Plan for the area generally within 1/2 mile of the Prospect MAX bus line that operates along E. 11th and E. 12th Streets from Wyandotte Street to Prospect Avenue, and Prospect Avenue from E. 12th Street to E. 75th Street.

Discussion

ProspectUS is a strategic plan focused on the Prospect MAX bus rapid transit corridor and surrounding neighborhoods. The plan provides a 20-year blueprint to address strategies to add new housing and businesses, while proactively seeking to mitigate displacement of existing residents and businesses along the Prospect Avenue and E. 12th Street corridors. The vision of the plan is to foster equitable neighborhood development strengthened by walkable access to public transit. The ProspectUS Equitable Transit Oriented Development Zoning Overlay District has been developed simultaneously, and its eventual implementation will be informed by the policy in this plan.

In 2021, the City received a \$400,000 Transit Oriented Development (TOD) grant from the Federal Transit Authority (FTA). The City Council approved the required \$100,000 local match for the TOD planning effort in early 2021. The planning process began in the summer of 2022 and was led by Multistudio (formerly Gould Evans) with support from Wilson & Company, Sophic Solutions, Neighborhood Workshop, LandUse USA, Harrison-Lee Development Consulting, Urban3, Scott Bernstein, and Taliaferro & Browne Inc. with assistance from City staff and KCATA staff. There were three phases of planning with corresponding engagement activities. The FTA grant was fully expended and the period of performance ended on February 28, 2024. City staff closed the grant but continued to work on the ProspectUS plan with the community to address feedback on the draft plan and ensure that stakeholders in the plan area had an opportunity to participate in the planning process.

Phase one of the planning process resulted in a State of the Corridor Report, that analyzed land use, demographics, economic development opportunities, and infrastructure in the plan area. The State of the Corridor report data was shared with community partners, and lived experiences and feedback from community partners was incorporated into the final report.

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Phase two of the planning process consisted of creating targets for the future of the corridor. These targets included: 40,000 New Residents, 15,000 New Local Jobs, A Frequent Transit Network, and Zero Displacement. These four growth targets were created as guides to the plan's goals and strategies and to increase capital along the corridor which in turn supports the economic development of the community. Additionally, four development types were created that define the various parts of Prospect; Urban Community Node, Urban Neighborhood Node, Urban Industrial Node, and Transit Corridor. These nodes were identified to activate residential, commercial, and industrial uses along the Prospect Avenue and E. 12th Street corridors to return it to historic population levels that supports both climate resilience and 21st Century economic viability.

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Phase three of the planning process included the development of six goals and subsequent actions that outline how the community vision will be achieved. Both the goals and the actions under each goal were drafted with assistance from community partners. These goals include: Protect the Prospect Avenue Community, Jump Start Reinvestment through Public Subsidy, Improve Walkability & Transit Access, Increase Business and Neighborhood Amenities to Retain and Attract Population, Grow the Population through Mixed-Income Neighborhood Development, and Implement Sustainable Practices to Promote Community Wellness and Environmental Health.

A detailed map of the plan's area can be found on page 7 of the staff report.

Fiscal Impact

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

2. What is the funding source?

The plan was funding by a FTA Section 20005(b) Pilot Program for Transit-Oriented Development Planning grant, local match from City Planning funds, in-kind match from the City Planning and Development Department and KCATA. All funds fully expended February 28, 2024

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

Not applicable, as no funding is tied to plan

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

Not applicable, as no funding is automatically dedicated with this plan

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

No as this is a planning document

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
- 3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

No account string to verify as this resolution has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

- 1. View the [Adopted 2025-2029 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
 - Ensure all residents have safe, accessible, quality housing by reducing barriers.
 - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Ordinance #210057, passed 02/04/2021, Authorizing the Director of City Planning and Development to execute an agreement with the Federal Transit Administration (FTA) for the FTA Pilot Program for Transit-Oriented Development (TOD) Planning for the Prospect MAX Corridor, with a City contribution not to exceed \$100,000.

Service Level Impacts

Staff does not anticipate service level impacts from the proposed plan without further implementation of the plan's actions.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No potential health impacts identified
2. How have those groups been engaged and involved in the development of this ordinance?

Throughout the 30-month planning process, there have been at least 60 instances of community engagement through various methods of outreach. Community engagement instances included community meetings, subcommittee meetings, workshops, tabling events, guest presentations at neighborhood association meetings, interviews and small group meetings, and mailings. Twenty meetings were hosted by the consultant with support from city staff, including focus groups in the existing conditions analysis phase, community meetings/workshops to inform the public and collect feedback, and office hours to provide small groups discussions about specific properties. Additionally, the project team met with individual neighborhood leaders, groups, and organizations to address concerns and collect direct feedback. Tabling was conducted at various events including the Ivanhoe Farmers Market, Marlborough Fall Festival, 3rd District Convention, and 3rd District Resource Fair.

In March 2024, approximately 5,500 notices were mailed to community members along the corridor informing them about the upcoming plan adoption and the corresponding Prospect Corridor Zoning Overlay. To address the concerns from the community about the need for more engagement, both the plan and overlay were continued by the City Plan Commission on April 2, 2024; June 5, 2024; and September 18, 2024. At the September 18, 2024 City Plan Commission hearing, the City Plan Commission continued the plan case to January 15, 2025 and the zoning overlay case to March 5, 2025. The project team extended the engagement process to reach more community partners and collect additional feedback to ensure that the plan meets the needs and desired future for the corridor. Two workshops were held in the summer of 2024 to provide an overview of the plan and a space for community members to discuss changes to the plan. Revisions to the plan were completed based on feedback from the community.

In September 2024, City staff prepared approximately 11,000 postcard notices that were mailed to community members along the corridor informing them of an upcoming meeting and directed community partners to the project webpage where fact sheets, the draft plan, and an interactive map were published for public viewing. On October 29, 2024, another community meeting was held to provide overviews of both the plan and overlay directed towards community partners who may have not been involved in the planning process to that point. The outcome of this meeting was to move forward with the plan's adoption and to continue the public engagement process in early 2025 for the overlay district.

At the January 15, 2025 CPC hearing, one member of the public provided testimony. The citizen was concerned about the plan's lack of dedicated funding for implementation and expressed an interest in working with City staff on the related zoning overlay.

Commented [WG4]: meetings? what is an "instance"

Commented [FJ5R4]: Instances can include a community meeting, workshop, subcommittee meeting, open house, interviews with community leaders, piggyback meetings at neighborhood association meetings, tabling, etc...
@Williams, Gerald Would you like me to include instance examples?

Commented [JF6R4]: @Williams, Gerald Take a look, I added in examples of instances. Let me know if this approach works or if you want me to revise.

3. How does this legislation contribute to a sustainable Kansas City?
The plan includes actions under goal six of the plan that addresses the need to develop sustainable and resilient neighborhoods along the Prospect MAX corridor.

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.
Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 250161

ORDINANCE NO. 250161

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 50 acres generally located at the southeastern corner of N. Congress Avenue and N.W. Cookingham Drive from District AG-R to Districts M2-1, B3-2, and R-5 and approving a development plan, also serving as a preliminary plat, to allow for the construction of industrial, commercial, and residential buildings. (CD-CPC-2024-00144 & CD-CPC-2024-00145).

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-1468, rezoning an area of about 50 acres generally located at the southeastern corner of N. Congress Avenue and N.W. Cookingham Drive from District AG-R (Agricultural-Residential) to Districts M2-1(Manufacturing 2), B3-2 (Community Business), and R-5 (Residential 5), and approving a development plan, also serving as a preliminary plat, to allow for the construction of industrial, commercial, and residential buildings, said section to read as follows:

Section 88-20A-1468. That an area legally described as:

PROPERTY DESCRIPTION – M2 ZONING
CONTAINING 735,933 SQUARE FEET OR 16.89 ACRES

A tract of land in the Northeast Quarter of Section 24, Township 52 North, Range 34 West, Kansas City, Platte County, Missouri, being bounded and described as follows: Thence North 89°43'14" West, along the north line of said Northeast Quarter, a distance of 1320.36 feet; thence South 00°15'37" West, a distance of 418.80 feet to the point of beginning of the tract of land to be herein described; thence South 89°49'01" East, a distance of 26.02 feet; thence South 00°16'23" West, a distance of 705.35 feet to a point on the north right of way line of Interstate Route 435; thence North 90°00'00" West, along said right of way line, a distance of 385.42 feet; thence North 87°58'32" West, continuing along said right of way line, a distance of 357.71 feet; thence North 82°24'06" West, continuing along said right of way line, a distance of 228.20 feet to a point on the east right of way line of North Congress Avenue; thence North 00°23'45" East, along said right of way line, a distance of 737.67 feet; thence South 89°43'37" East, a

distance of 837.21 feet; thence South 00°15'37" West, a distance of 70.71 feet; thence South 89°49'01" East, a distance of 104.47 feet to the point of beginning.

**PROPERTY DESCRIPTION – B3 ZONING
CONTAINING 230,723 SQUARE FEET OR 5.30 ACRES**

A tract of land in the Northeast Quarter of Section 24, Township 52 North, Range 34 West, Kansas City, Platte County, Missouri, being bounded and described as follows: Commencing at the northeast corner of said Northeast Quarter; thence North 89°43'14" West, along the north line of said Northeast Quarter, a distance of 1424.82 feet; thence South 00°16'46" West, a distance of 33.81 feet to the point of beginning of the tract of land to be herein described; thence South 00°15'37" West, a distance of 314.45 feet; thence North 89°43'37" West, a distance of 837.21 feet to a point on the east right of way line of North Congress Avenue; thence North 00°23'45" East, along said right of way line, a distance of 213.70 feet; thence North 45°31'25" East, continuing along said right of way line, a distance of 51.02 feet to a point on the south right of way line of Missouri State Highway Route 291, also known as N.W. Cookingham Drive; thence South 89°23'13" East, continuing along said right of way line, a distance of 210.54 feet; thence North 01°05'08" East, continuing along said right of way line, a distance of 10.00 feet; thence easterly, continuing along said right of way line, along a curve to the left, having an initial tangent bearing of South 89°26'35" East, a radius of 1176.28 feet, an arc distance of 183.79 feet; thence North 81°36'16" East, continuing along said right of way line, a distance of 197.58 feet; thence easterly, continuing along said right of way line, along a curve to the right, being tangent to the previously described course, having a radius of 1116.28 feet, an arc distance of 165.88 feet; thence South 89°53'24" East, along said right of way line, a distance of 46.10 feet to the point of beginning.

**PROPERTY DESCRIPTION R5 ZONING
CONTAINING 1,219,964 SQUARE FEET OR 28.01 ACRES**

A tract of land in the Northeast Quarter of Section 24, Township 52 North, Range 34 West, Kansas City, Platte County, Missouri, being bounded and described as follows: Commencing at the northeast corner of said Northeast Quarter; thence South 00°32'52" West, along the east line of said Northeast Quarter, a distance of 274.89 feet to the point of beginning of the tract of land to be herein described; thence continuing South 00°32'52" West, along the east line of said Northeast Quarter, a distance of 842.70 feet to a point on the north right of way line of Interstate Route 435; thence South 89°59'19" West, along said right of way line, a distance of 1288.90 feet; thence North 00°16'23" East, a distance of 705.37 feet; thence North 89°49'01" West, a distance of 26.02 feet; thence North 00°15'37" East, a distance of 385.29 feet to a point on the south right of way line of Missouri State Highway Route 291, also known as N.W. Cookingham Drive; thence South 89°53'24" East, along said right of way line, a distance of 615.97 feet; thence South 00°33'00" West, a distance of 386.09 feet; thence South 89°49'01" East, a

distance of 208.71 feet; thence North 00°37'14" East, a distance of 386.36 feet to a point on the south right of way line of said Missouri State Highway Route 291, also known as N.W. Cookingham Drive; thence South 89°53'24" East, along said right of way line, a distance of 20.00 feet; thence South 00°37'59" West, a distance of 243.89 feet; thence South 89°43'15" East, a distance of 475.41 feet to the point of beginning.

is hereby rezoned from District AG-R (Agricultural-Residential) to Districts M2-1(Manufacturing 2), B3-2 (Community Business), and R-5 (Residential 5), all as shown outlined on a map marked Section 88-20A-1468, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. The developer shall comply with all MODOT requirements and regulations.
2. The developer shall secure approval of a project plan for each lot from the City Plan Commission prior to a building permit. All detailed landscaping, lighting, and other site details will be reviewed at the time of each project plan.
3. Per the Public Works Department, the developer shall install ADA ramps where Public Works deems necessary prior to a certificate of occupancy for each building.
4. Prior to submittal of an application for a final plat the applicant must submit and gain approval of a street name plan.
5. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6).
6. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
7. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
8. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)

9. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
10. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
11. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)
12. Fire lane signage shall be provided on fire access drives. (IFC-2018 § 503.3)
13. 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).
14. The developer shall meet the minimum fire hydrant requirements of the Kansas City, Missouri Water Services Department applicable to a water main extension which is every 300 feet commercial or 600 feet residentially zoned area.
15. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
16. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
17. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
18. 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)
19. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road where all buildings are equipped throughout with an approved automatic sprinkler system. (IFC-2018 § D104.2)

20. 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: § D106.3)
21. 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.
22. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
23. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.
24. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances. as required by the Land Development Division.
25. 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.
26. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape 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.
27. The developer shall dedicate additional right-of-way and provide easements for N.W. Cookingham Drive and N. Congress Avenue as required by the adopted major street plan and/or Chapter 88 so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted.
28. 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.

29. 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 that the developer shall be responsible for all costs associated with subordination activities now and in the future.
30. 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.
31. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
32. No water service tap permits will be issued until the public water main is released for taps.
33. The developer shall submit water main extension plans for a new 12" or larger water main along the projects frontage with N. Congress Avenue and providing public fire hydrants at 300' maximum spacing. The water main extension plans shall also include distribution main extensions along N.E. Cookingham sufficient in size and length to provide tap locations and fire hydrants spaced at 300' maximum. The water main extension plans shall be submitted through Compass KC and follow Kansas City, Missouri Water Services Department. The proposed grading within the existing transmission main easement along N.W. Cookingham Drive shall be pre-approved by the Kansas City, Missouri Water Services Department Director and shall provide a minimum of 60" of cover.
34. 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.
35. The developer must shall a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City, Missouri Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City, Missouri Water Services Department for review and acceptance for the disturbed 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 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 Kansas City, Missouri Water Services Department.
36. 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.
37. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Kansas City, Missouri Water Services Department, prior to recording the plat.
 38. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City, Missouri Water Services Department 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.
 39. The developer shall grant a BMP easement to the City as required by the Kansas City, Missouri Water Services Department, prior to recording the plat or issuance of any building permits.
 40. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain.
 41. 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 Kansas City, Missouri Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.
 42. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City, Missouri Water Services Department 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.
 43. The developer shall obtain approval and any necessary permits from the United States Army Corps of Engineers for proposed wetland fills or alteration of any regulated streams and vegetated stream buffers prior to issuance of any site disturbance, grading, or stream buffer permits or approval of the final plat, whichever occurs first.
 44. Prior to the approval of this case by the Kansas City, Missouri Water Services Department, the Developer shall provide a letter from a licensed Missouri professional engineer explaining the current status of the stream buffer. Indicate that the mature riparian areas adjacent to the stream have been previously removed by agricultural operations prior to the adoption of the stream buffer ordinance and explain why the stream buffer requirements should not apply to this development.

45. The Kansas City, Missouri Water Services Department public utility easements shall be exclusive and should not overlap with the general utility easements.

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 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.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250161

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Rezoning an area of about 50 acres generally located at the southeastern corner of N Congress Avenue and NW Cookingham Drive from District AG-R to Districts M2-1, B3-2, and R-5 and approving a development plan, also serving as a preliminary plat, to allow for the construction of industrial, commercial, and residential buildings. (CD-CPC-2024-00144 & CD-CPC-2024-00145).

Discussion

The applicant is proposing to rezone about 5 acres to B3 (commercial), 16.8 acres to M2 (industrial) and 28 acres to R-5 (residential). There are prospective tenants for the 2 lots that will be zoned M2. The commercial and residential development is still speculative at this time.

The original application proposed the majority of the site being zoned M2, and after the first CPC hearing where there was oppositional testimony, the applicant revised the plans to propose over half the site be zoned R-5 (residential) rather than industrial. At the second CPC hearing, there was still mostly testimony in opposition to the project from surrounding neighbors and residents of the Village of Ferrelview to the north of the site. There are design guidelines associated with the development plan requiring a 35 ft buffer between industrial uses and residential lots and a 25 ft buffer between commercial uses and residential lots.

Staff recommended approval of the Area Plan amendment and rezoning, and approval with conditions of the development plan. The CPC voted to recommend denial of all 3 applications (6-1).

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 zoning ordinance authorizing physical development on a subject property.
3. How does the legislation affect the current fiscal year?
No applicable as this is a zoning ordinance authorizing physical development on a subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The developer is required to pay arterial street impact fees rather than constructing roadway improvements. The developer is required to extend public utilities, which upon completion will be owned and maintained by the City.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue.

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
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

No account string to verify as this ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- Ensure quality, lasting development of new growth.
- Increase and support local workforce development and minority, women, and locally owned businesses.
- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
-

Prior Legislation

None

Service Level Impacts

There is existing truck traffic using and degrading N Congress Ave and NW Cookingham drive from the industrial properties south of I-435. Further development in this area will add some traffic around the subject site and caused concern with Public Works and neighboring property owners because of the current condition of NW Cookingham and N Congress being narrow and limited land available to obtain to widen and improve the right-of-way.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
The proposed development will add some industrial jobs and land for residential development; however, unsustainably, the entire site was cleared of trees prior to submitting the rezoning and development plan application under the guise of continued agricultural use of the property, circumventing the tree preservation ordinance.

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Private development proposal, privately funded.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 250162

RESOLUTION NO. 250162

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the KCI Area Plan on about 16.8 acres generally located at the southeast corner of N. Congress Avenue and N.W. Cookingham Drive by changing the recommended land use from mixed use community to commercial/industrial. (CD-CPC-2024-00141)

WHEREAS, on June 18, 2009, the City Council by Ordinance No. 090395 adopted the KCI Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the KCI Area Plan as it affects that area of approximately 16.8 acres generally located at the southeast corner of N. Congress Avenue and N.W. Cookingham Drive by changing the recommended land use from mixed use community to commercial/industrial; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Map on January 15, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on January 15, 2025, recommend denial of the proposed amendment to KCI Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the KCI Area Plan is hereby amended as to the Proposed Land Use Plan and Map for that area of approximately 16.8 acres generally located at the southeast corner of N. Congress Avenue and N.W. Cookingham Drive by changing the recommended land use from mixed use community to commercial/industrial.

Section B. That the amendment to the KCI Area Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023, by Resolution No. 230257, and is adopted as a supplement to the KC Spirit Playbook.

Section C. 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



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250161

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Rezoning an area of about 50 acres generally located at the southeastern corner of N Congress Avenue and NW Cookingham Drive from District AG-R to Districts M2-1, B3-2, and R-5 and approving a development plan, also serving as a preliminary plat, to allow for the construction of industrial, commercial, and residential buildings. (CD-CPC-2024-00144 & CD-CPC-2024-00145).

Discussion

The applicant is proposing to rezone about 5 acres to B3 (commercial), 16.8 acres to M2 (industrial) and 28 acres to R-5 (residential). There are prospective tenants for the 2 lots that will be zoned M2. The commercial and residential development is still speculative at this time.

The original application proposed the majority of the site being zoned M2, and after the first CPC hearing where there was oppositional testimony, the applicant revised the plans to propose over half the site be zoned R-5 (residential) rather than industrial. At the second CPC hearing, there was still mostly testimony in opposition to the project from surrounding neighbors and residents of the Village of Ferrelview to the north of the site. There are design guidelines associated with the development plan requiring a 35 ft buffer between industrial uses and residential lots and a 25 ft buffer between commercial uses and residential lots.

Staff recommended approval of the Area Plan amendment and rezoning, and approval with conditions of the development plan. The CPC voted to recommend denial of all 3 applications (6-1).

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 zoning ordinance authorizing physical development on a subject property.
3. How does the legislation affect the current fiscal year?
No applicable as this is a zoning ordinance authorizing physical development on a subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The developer is required to pay arterial street impact fees rather than constructing roadway improvements. The developer is required to extend public utilities, which upon completion will be owned and maintained by the City.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue.

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
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

No account string to verify as this ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- Ensure quality, lasting development of new growth.
- Increase and support local workforce development and minority, women, and locally owned businesses.
- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
-

Prior Legislation

None

Service Level Impacts

There is existing truck traffic using and degrading N Congress Ave and NW Cookingham drive from the industrial properties south of I-435. Further development in this area will add some traffic around the subject site and caused concern with Public Works and neighboring property owners because of the current condition of NW Cookingham and N Congress being narrow and limited land available to obtain to widen and improve the right-of-way.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
The proposed development will add some industrial jobs and land for residential development; however, unsustainably, the entire site was cleared of trees prior to submitting the rezoning and development plan application under the guise of continued agricultural use of the property, circumventing the tree preservation ordinance.

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Private development proposal, privately funded.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 250168

ORDINANCE NO. 250168

Sponsor: Director of City Planning and Development Department

Approving a development plan which also serves as a preliminary plat to allow for five residential townhomes in two phases on one lot, in District R-5, on about 0.73 acres generally located at the southeast corner of W. 49th Street and Sunset Drive. (CD-CPC-2023-00159).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District R-5 generally located at the southeast corner of W. 49th Street and Sunset Drive, and more specifically described as follows:

Arnold Place, Lot 2

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 all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall provide reciprocal cross access easement to serve the parcel to the north and east of the subject parcel. Show book and page number on the face of the plan.
3. 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.
4. The developer shall secure approval of a streetscape plan from the Development Management Division staff prior to a building permit. The plan shall include all vertical and horizontal obstructions within and adjacent to the right-of-way along the project frontage including but not limited to signage, sidewalks, driveways, landscaping, and shall demonstrate compliance with applicable policies and regulations.

5. 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.
6. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances. This is phase I of platting to create two condominium units and one tract pursuant to Chapter 88-535.
7. The developer shall cause the area to be further subdivided via minor subdivision condo plat pursuant to 88-535 to create individual units prior to transfer of each unit.
8. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
9. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
10. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
11. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3)
12. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC- 2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
13. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
14. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius (IFC-2018: § 503.2.4) and shall provide fire lane signage on fire access drives.
15. Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)
16. 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).
17. 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 2023 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.

18. 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
19. 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.
20. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
21. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
22. The developer shall construct temporary off-site cul-de-sacs and grant a City approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
23. 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.
24. 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.

25. 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.
26. No water service tap permits will be issued until the public water main is released for taps.
27. Water/sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
28. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
29. The developer shall submit water main extension drawings to extend the existing 6" main approx. 150' east and terminating at a new fire hydrant. Plans shall be prepared by a Missouri professional engineer 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 development plan is on file in the office of the City Clerk with this ordinance and made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed development plan 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.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250168

Submitted Department/Preparer: City Planning

Revised 6/10/24

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 a development plan which also serves as a preliminary plat to allow for five (5) residential townhomes in two (2) phases on one (1) lot, in District R-5 (Residential), on about 0.73 acres generally located at the southeast corner of W. 49th Street and Sunset Drive (609 W. 49th Street). (CD-CPC-2023-00159).

Discussion

The applicant is seeking approval of a development plan which also serves as a preliminary plat, in District R-5 (Residential) to allow for five (5) residential townhomes in two (2) phases on one (1) lot. The development plan acts as a preliminary plat to allow the existing building (duplex) to remain and seeks entitlement for three additional townhomes. Phase I is to allow for a minor subdivision (condo plat) of the existing duplex and creation of a separate tract that allows for phase II. This phase will house the three-unit condo plat (3D) to allow for the sale of the units.

The existing structure is a three-story building with garages on the first floor. The proposed buildings will also be three stories due to the topography of the site. The new building will be constructed of primarily stucco and accented with Pac clad metal flush panels. The foundation and exterior walls will be structurally engineered with reinforced concrete walls.

Access to the development will be via vacated W. 49th Street. This is a private drive that serves this parcel and the 433 Ward Parkway Condominiums. As part of the approval of the development and the vacation of W. 49th Street, a permanent turnaround was required at the terminus of W. 49th Street. This development will be able to provide the required turnaround per KCFD specifications.

The site slopes from south to north towards Ward Parkway (Brush Creek). The 45-40 feet change in grade from north to south presents additional challenge on this site. The developer has been stabilized the site with retaining walls and ground cover.

Staff Recommendation: Approval with Conditions
CPC Recommendation: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is an ordinance authorizing a development plan on private property. .
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing a development plan on private property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is an ordinance authorizing a development plan on private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance authorizing a development plan on private property.

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
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

No account string to verify as this ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)

2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development of new growth.
 - Increase and support local workforce development and minority, women, and locally owned businesses.
 - Create a solutions-oriented culture to foster a more welcoming business environment.
 - Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
 -

Prior Legislation

There is no prior legislation for this property.

Service Level Impacts

Not applicable as this is an ordinance authorizing a development plan on private property.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing a development plan on private property.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an ordinance authorizing a development plan on private property.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing a development plan on private property.
4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Not applicable as this is an ordinance authorizing a development plan on private property.

[Click or tap here to enter text.](#)

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Not applicable as this is an ordinance authorizing a development plan on private property.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing a development plan on private property.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



File #: 250150

ORDINANCE NO. 250150

Sponsor: Director of Housing and Community Development Department

Approving the Substantial Amendment to 2018-2021 One Year Action Plans to reprogram funding for the Community Development Block Grant (CDBG); approving the Substantial Amendment to the 2021 Action Plan for CDBG CARES Act funding; appropriating CDBG funding in the years of 2018-2021 in the amount of \$5,181,166.00 and funding in the amount of \$650,000.00 for CDBG CARES Act funding; authorizing the Director of Housing and Community Development Department to expend \$5,831,166.00; authorizing the Manager of Procurement Services to execute contracts; and amending the CDBG appropriation amounts of \$3,938,245.47 and the revenue estimate amounts of \$5,907,415.12, previously appropriated funding from the U. S. Department of Housing and Urban Development (HUD) for CDBG projects.

WHEREAS, the City of Kansas City will provide funding for public facilities, neighborhood revitalization, homeless prevention, and workforce development through the Department of Housing and Urban Development Community Development Block Grant and CDBG CARES Act Program; and

WHEREAS, funding will be used to preserve low to moderate income households to promote housing and community development and provide safe shopping experience, healthy, safe affordable homes and shelter for vulnerable citizens throughout the City of Kansas City; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Substantial Amendment to 2018-2021 One Year Action Plan to reprogram funding for the Community Development Block Grant (CDBG) and the Substantial Amendment to the 2021 Action Plan to reprogram funding for CDBG CARES Act Program is hereby approved and authorized:

Section 2. That the revenue estimate is increased by \$5,907,415.12 to agree to the award amount received from the HUD Community Development Block Grant (CDBG) Grant Fund to the accounts listed below:

25-2600-570001-477150-G57CDBG18	DEP57 CDBG18	\$1,389,845.75
25-2600-570001-477150-G57CDBG19	DEP57 CDBG19	1,872,911.25
25-2600-570001-477150-G57CDBG20	DEP57 CDBG20	831,607.38

25-2600-570001-477150-G57CDBG21	DEP57 CDBG21	<u>1,813,050.74</u>
	TOTAL	<u>\$5,907,415.12</u>

Section 3. That the sum of \$3,938,245.47 is hereby appropriated from the Unappropriated Fund Balance to the following accounts of the Community Development Block Grant (CDBG) Fund:

25-2600-575324-B-G57CDBG18	DEP57 CDBG18	\$1,369,896.75
25-2600-575324-B-G57CDBG19	DEP57 CDBG19	1,193,168.78
25-2600-575311-B-G57CDBG20	DEP57 CDBG20	553,624.78
25-2600-575324-B-G57CDBG21	DEP57 CDBG21	<u>821,555.16</u>
	TOTAL	<u>\$3,938,245.47</u>

Section 4. That the Director of Housing and Community Development Department is hereby authorized to expend up to a total of \$5,181,166 from funds previously appropriated to the Community Development Block Grant fund in Account No. 25-2600-575324-B-G57CDBG18 for \$1,488,130.17; Account No. 25-2600-575324-B-G57CDBG19 for \$1,872,911.25; Account No. 25-2600-575324-B-G57CDBG21 for \$1,820,124.58 to satisfy the cost of the Community Development Block grant contracts.

Program Agency/Developer	Funding Award
Hope Faith Homeless Assistance Campus	\$ 1,100,000.00
Jazz District III	\$ 950,000.00
LINC/Palestine Senior Citizens Activity	\$ 381,166.00
Linwood Shopping Center (CID) Property Maintenance	\$ 150,000.00
Linwood Shopping Center (CID) Property Security	\$ 300,000.00
Mattie Rhodes Center	\$ 300,000.00
restart, Inc.	\$ 2,000,000.00
Total	\$ 5,181,166.00

Section 5. That the Director of Housing and Community Development Department is hereby authorized to expend up to a total of \$650,000 from funds previously appropriated to the Community Development Block Grant Cares Act fund in Account No. 25-2600-575324-B-G57CDBG20CVD19 for \$550,000 and 25-2600-575311-B-G57CDBG20CVD19 for \$100,000 to satisfy the cost of the Community Development Block Cares Act grant contracts.

Program Agency/Developer	Funding Award
Bridging the Gap Minor Home Repair Program	\$ 250,000.00
Linwood Shopping Center (CID) Property Security	\$ 300,000.00
Mattie Rhodes	\$ 100,000.00
Total	\$ 650,000.00

Section 6. That the Manager of Procurement Services is authorized to execute funding agreements for the projects set forth in Sections 4 and Section 5 as negotiated by the Director of the Housing and Community Development Department that provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program. Further, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that prohibits the use of any CDBG and/or CDBG CARES Act funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the funding agreement. In addition, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

..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:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250150

Submitted Department/Preparer: Housing

Revised 6/10/24

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 Substantial Amendment to 2018-2021 One Year Action Plans to reprogram funding for the Community Development Block Grant (CDBG). Approving the Substantial Amendment to the 2021 Action Plan for CDBG CARES Act funding. Appropriating CDBG Funding in the years of 2018-2021 in the amount of \$5,181,166 and funding in the amount of \$650,000 for CDBG CARES Act Funding. Authorizing the Director of Housing and Community Development Department to expend \$5,831,166; designating requisition authority; and authorizing the Manager of Procurement Services to execute contracts. Amending the CDBG appropriation amounts of \$3,938,245.47 and the revenue estimate amounts of \$5,907,415.12, previously appropriated funding from the U. S. Department of Housing and Urban Development (HUD) for CDBG projects.

Discussion

2024 Reprogrammed CDBG/CDBG-CV Funding and Substantial Amendment to 2018-2021 Action Plans for CDBG and CDBG COVID19. Funding for public facilities, neighborhood revitalization, homeless prevention, and workforce development through the Department of Housing and Urban Development Community Development Block Grant and CDBG CARES Act Program.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
2600 - Community Dev Block Grant
3. How does the legislation affect the current fiscal year?

This legislation approves fund use from 2018-2021.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No future impact.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This legislation uses funding from the US Department of Housing and Urban Development (HUD) to support affordable housing and economic development.

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
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

The Community Dev Block Grant Fund has Unappropriated Fund Balance available to support the proposed amount. The unreserved fund balance of the Community Dev Block Grant Fund is \$5.0 million, according to the published Second Quarter budget report.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.

- ☒ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- ☒ Ensure all residents have safe, accessible, quality housing by reducing barriers.
- ☒ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Ordinance #180025, Ordinance #190013, Ordinance #200083, Ordinance #200531, Ordinance #210111

Service Level Impacts

Funding will be used to support affordable housing and economic development.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The funds are used to improve safe shopping experience and healthy, safe, affordable homes for citizens.
2. How have those groups been engaged and involved in the development of this ordinance?
Housing Department along with the City Manager’s office will improve the livability of lthe citizens of Kansas City, Missouri.
3. How does this legislation contribute to a sustainable Kansas City?
This legislation will increase housing production, provide minor home repair, decrease homelessness and improve the environment.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units N/A
Number of Affordable Units 60
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and

Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Although HUD funded contracts may require workforce programming, M/WBE participation as well as CREO goals, this ordinance does not serve as an actual contract for project development.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

RFP was released and proposal results attached

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



File #: 250165

RESOLUTION NO. 250165

Sponsor: Councilperson Crispin Rea

RESOLUTION - Authorizing the City Manager to execute a petition to establish the Crossroads Community Improvement District.

WHEREAS, Sections 67.1401 through Section 67.1571, RSMo, otherwise known as the Missouri Community Improvement District Act, provide for the establishment of a community improvement district through the filing of a petition signed by real property owners within the proposed district's boundaries; and

WHEREAS, the Crossroads Community Association contemplates submitting a petition to establish the Crossroads Community Improvement District (the "District"), a copy of which, in substantial form, is attached to this resolution; and

WHEREAS, the City owns real property within the boundaries of the proposed District; and

WHEREAS, Section 74-302(d) of City Code provides that the City Manager shall not execute any petition on behalf of the City as a property owner seeking to establish a community improvement district unless authorized by the City Council; and

WHEREAS, assuming a proper petition to establish the District is filed, City Council will consider whether to establish the District; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the City Manager is hereby authorized on behalf of the City to execute a petition to establish the Crossroads Community Improvement District.

..end



File #: 250167

ORDINANCE NO. 250167

Sponsor: Councilperson Crispin Rea

Amending Chapter 2 of the Code of Ordinances of the Kansas City, Missouri, Classification and Compensation Plan, by repealing and reenacting Section 2-1104 for the purpose of adding prenatal leave.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 2, Code of Ordinances, entitled "Administration," is hereby amended by repealing Section 2-1104 and enacting in lieu thereof new section of like number and subject matter, to read as follows.

Sec. 2-1104. Special leave.

(a) *Jury duty.* An employee may receive special leave with pay when he or she is required to serve on a jury and the hours of jury duty conflict with the hours of his or her city work. Such employees may keep the county or state jury fee; however, employees must convey his or her federal jury fee to the city through his or her department head. In case the employee serves on a jury during his or her nonworking hours or days, the employee shall be permitted to keep the jury fee. However, the employee must inform his or her supervisor of his or her jury service. July leave for all regular employees allocated to classes covered by a memorandum of understanding shall be governed by the appropriate memorandum of understanding.

(b) *Training courses.* Special leave with pay may also be granted by a department head, with the approval of the director of human resources, for the purpose of allowing a regular employee to engage in official training courses or to participate in other official activities.

(c) *Sabbatical leave for judges of municipal court.* Upon recommendation for approval by the presiding judge and approval by the city manager, judges of the municipal court shall be granted a sabbatical leave of up to six months for purposes of full-time study or teaching directly related to the profession of law. No judge shall be eligible for such leave unless he or she has served at least three years. No judge shall be granted such leave more than once during any five-year period. Not more than one judge per fiscal year shall take sabbatical leave. During any such leave a judge shall continue to be paid by the city at the rate of one-half the regular salary and shall continue to be eligible for participation in the city health and life insurance programs, pension program and other employment benefits.

(d) *Community partnership initiative.* Each fiscal year, any regular employee may be allowed a maximum of eight hours paid leave to volunteer with area schools, including those of their children, or to volunteer with one of the city's approved combined charity organizations. The employee must timely request this leave and leave shall be granted only when it will not cause undue or unnecessary imbalances in staffing levels. Employees not participating in activities for which this leave was granted to them shall have this paid leave time changed to absences without leave and appropriate disciplinary action will be taken. The department of human resources will monitor the use of the community partnership initiative and may promulgate additional requirements in its rules and regulations.

(e) *Paid parental leave.* In order to allow parents time to bond with and care for their new child as well as medically recover from giving birth, all regular and appointed employees who are eligible to take leave under the city's family and medical leave policy shall be granted paid parental leave due to the birth of the employee's child or the placement within the employee's home of an adopted child in accordance with the following provisions:

- (1) An eligible employee will receive up to twelve continuous weeks of pay at 100 percent of the employee's base pay per birth or adoption event.
- (2) An employee may take paid parental leave intermittently, provided the leave is taken in no less than one week increments and is approved by the employee's manager. All paid parental leave must be utilized within 9 months following the birth or adoption of a child.
- (3) If both parents are eligible employees, each will receive the leave available under sections (e)(1) and (e)(2) of this section.
- (4) Leave will be based on the employee's certified normal rate of pay, not including premiums or overtime.
- (5) All paid parental leave will run concurrently with family and medical leave under the city's family and medical leave policy. Paid parental leave will not reduce eligibility for other types of paid and unpaid leaves such as sick leave, vacation, personal leave, holiday, and short-term disability but will not increase available family and medical leave beyond a total of 12 weeks.
- (6) An eligible employee must submit a completed employee request for family and medical leave form, requesting FML leave to the human resources benefits office at least 30 days prior to the anticipated date of the leave. To the extent the 30-day notice is not possible, the employee must submit a completed employee request for family and medical leave form to the human resources benefits office as soon as possible.
- (7) Multiple births or adoptions do not increase the length of leave granted for the birth or adoption event.

- (8) An eligible employee will be required to furnish appropriate medical documentation for the birth of a child. If applicable, the medical certification requirements for FML leave will govern. The medical documentation must be completed and signed by the individual's health care provider.
- (9) An eligible employee will be required to furnish appropriate adoption documentation, such as a letter from an adoption agency, or from the attorney in cases of private adoptions.
- (10) Surrogate mothers and sperm donors are excluded from coverage under this policy.
- (11) Employees who have given birth to a child and elect to place that newborn child for adoption may receive up to six continuous weeks of pay at 100 percent of the employee's base pay with a medical professional's recommendation that such leave is necessary. All paid parental leave for parents who elect to place their newborn child/children for adoption must be utilized within 6 weeks following the birth.
- (12) In the unfortunate event that the new child dies during the time of paid parental leave, the employee shall receive up to six continuous weeks of pay at 100 percent of the employee's base pay. If the death occurs after the employee has already utilized six weeks of paid parental leave, the employee shall receive two additional weeks of paid leave. All paid parental leave taken under this subsection must be utilized within 6 weeks following the death of the child.
- (13) A fraudulent request for paid parental leave shall be grounds for serious disciplinary action, up to and including termination of employment. Any paid parental leave that is taken and later found to be fraudulent shall be deducted from the employee's leave balance.

(f) *Election worker leave.*

- (1) Any city employee qualified to work as an election judge, poll judge or poll worker may be granted eight hours paid leave to volunteer at any general, primary, general municipal or special election. Such employee may keep the election worker fee from the county election board. Such employee may receive paid leave under this subsection for a maximum of two election days annually, totaling 16 hours annually. Any employee requesting such leave shall certify that he or she is qualified and scheduled to volunteer as an election worker.
- (2) Such leave shall not be available to employees of the fire department.

(g) *Paid Dependent Care Leave.* All regular and appointed employees who are approved to take twelve weeks of continuous leave under the city's family and medical leave policy shall be granted paid dependent care leave one time during the course of their employment with the

city to care for their immediate family with a serious health condition in accordance with the following provisions:

- (1) The term “immediate family” is defined for the purpose of this section as an employee’s spouse or registered domestic partner; dependent child of the employee, spouse, or registered domestic partner; or employee’s parent.
- (2) The term “serious health condition” shall mean an illness, injury, impairment or physical or mental condition that involves inpatient care or continuing treatment by a health care provider.
- (3) An eligible employee will receive up to two weeks of pay for dependent care of an immediate family member with a serious health condition at 100 percent of the employee’s base pay. Dependent care leave may be utilized one time by each employee during the course of their employment with the city.
- (4) Leave will be based on the employee’s certified normal rate of pay, not including premiums or overtime.
- (5) An employee shall take dependent care leave in no less than one-week increments. An employee is not required to use dependent care leave in consecutive weeks.
- (6) All paid dependent care leave will run concurrently with family and medical leave under the city’s family and medical leave policy.
- (7) The director of human resources may establish reporting and documenting requirements for the use of dependent care leave. An employee may be required to submit a medical certificate or other documentation for any absence under this section. Failure to fulfill any requirements established for use of dependent care leave may result in a denial of such leave.

A fraudulent request for paid dependent care leave shall be grounds for serious disciplinary action, up to and including termination of employment. Any paid dependent care leave that is taken and later found to be fraudulent shall be deducted from the employee’s leave balance.

(h) *Paid Prenatal Care Leave.* All regular and appointed pregnant employees shall be granted prenatal care leave for direct prenatal care in accordance with the following provisions.

- (1) All eligible employees shall be granted 40 hours of paid prenatal care leave one time per calendar year for direct prenatal care.
- (2) “Prenatal care” shall include attendance of appointments related to the pregnancy with a medical provider, stays at a hospital or medical facility, restriction of physical activity, including reduced working hours and bedrest as recommended

by a doctor, and any time out of the office taken in the 5 business days immediately preceding the pregnant employee's expected delivery date.

- (3) "Direct prenatal care" shall mean prenatal care for the employee themselves.
- (4) Leave may be taken in no less than one-hour increments.
- (5) Leave will be based on the employee's certified normal rate of pay, not including premiums or overtime.
- (6) Eligibility for paid prenatal care leave shall not run concurrently with eligibility for paid parental leave as provided in subsection (e) of this section.
- (7) The director of human resources may establish reporting and documenting requirements for the use of dependent care leave. An employee may be required to submit a medical certificate or other documentation for any absence under this section. Failure to fulfill any requirements established for use of dependent care leave may result in a denial of such leave.

A fraudulent request for paid prenatal care leave shall be grounds for serious disciplinary action, up to and including termination of employment. Any paid prenatal care leave that is taken and later found to be fraudulent shall be deducted from the employee's leave balance.

..end

Approved as to form:

Katherine Chandler
Senior Associate City Attorney



File #: 241054

ORDINANCE NO. 241054

Sponsor: Director of City Planning and Development Department

Rezoning an area of about .37 acres generally located at 629 W. 39th Street from District UR to District B3-2 so the site can be redeveloped. (CD-CPC-2024-00148)

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-1457, rezoning an area of about .37 acres generally located at 629 W. 39th Street from District UR (Urban Redevelopment) to District B3-2 (Community Business) so the site can be redeveloped, said section to read as follows:

Section 88-20A-1457. That an area legally described as:

South Roanoke, w 5 ft, Lot 8 & all Lot 9.

South Roanoke, e 45 ft Lot 8.

is hereby rezoned from UR (Urban Redevelopment) to District B3-2 (Community Business), all as shown outlined on a map marked Section 88-20A-1457, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Sara Copeland, FAICP

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241054

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Rezoning an area of about .37 acres generally located at 629 W 39th St from District UR (Urban Redevelopment) to District B3-2 (Community Business) so the site can be redeveloped.

Discussion

The site was rezoned from B3-2 to UR in 2017 and the development approved by Ordinance 170939 was never acted upon per 88-516-07, thus the plan has expired and there are no vested rights. For development to occur on the subject site, the property needs to be rezoned or a major amendment to the previously approved development plan needs to occur.

City Council Key Points

- Rezoning from UR to B3-2 so the site can be redeveloped.
- The property owner proposes to use the site for parking and potential drive-through components related to a marijuana dispensary facility on an adjacent parcel.
- City staff recommended Approval.
- There was public testimony for in favor and opposed to the proposed rezoning.
- City Plan Commission recommended Approval.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable - as this is an ordinance authorizing a rezoning

3. How does the legislation affect the current fiscal year?
Not applicable - as this is an ordinance authorizing a rezoning
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable - as this is an ordinance authorizing a rezoning
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
The proposed rezoning authorizes the subject site to be redeveloped, which may generate revenue

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
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

No account string to verify as this ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.

- Ensure all residents have safe, accessible, quality housing by reducing barriers.
- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

14872UR: EXPIRED

Rezoning approximately 0.33 acres generally located at 629-631 W. 39th St from District B3-2 to District UR and approving a development plan for 45 multi-family residential units. (ORD 170939)

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable - as this is an ordinance authorizing a rezoning.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 10/22/2024. A summary of the meeting is attached to the City Plan Commission staff report
3. How does this legislation contribute to a sustainable Kansas City?
N/A
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

Please Select (Press tab after selecting)

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



File #: 241057

RESOLUTION NO. 241057

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an area plan amendment to the Line Creek Valley Area Plan for an area of approximately 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue by changing the recommended land use from low density residential to mixed use community. (CD-CPC-2024-00170)

WHEREAS, on February 10, 2011, the City Council through the adoption of Committee Substitute for Resolution No. 110030 adopted the Line Creek Valley Area Plan as a guide for the future development and redevelopment for the area generally bounded by M-152 Highway on the north, North Platte Purchase Drive on the east, N.W. Waukomis Drive/N. Green Hills Drive on the west, and N.W. 68th Street on the south; and

WHEREAS, due to certain changes, it is desirable to modify certain components of the Line Creek Valley Area Plan with an amendment to the Future Land Use Map as it affects that area generally located at N.W. Barry Road and N.W. Winter Avenue; and

WHEREAS, the City Plan Commission considered this amendment to the Land Use Map on November 20, 2024; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did recommend approval of the proposed amendment to the Line Creek Valley Area Plan, NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Line Creek Valley Area Plan and Map are hereby amended for that area of approximately 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue by changing the recommended land use from residential low density to mixed use community.

Section B. That the amendment to the Line Creek Valley Area Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023, by Resolution 230257, and is adopted as a supplement to the KC Spirit Playbook.

Section C. 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



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241057

Submitted Department/Preparer: City Planning

Revised 6/10/24

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 an area plan amendment to amend the Line Creek Valley Area Plan future land use recommendation from residential low density to mixed use community on about 2 acres generally located at NW Barry Road and NW Winter Avenue. (CD-CPC-2024-00170)

Discussion

The Zona Rosa ownership group is proposing to rezone a 1.5 acre parcel of undeveloped land on the northeast corner of NW Barry Road and NW Winter Avenue from B3-3/R-2.5 and R-7.5 to B3-3 to allow for commercial land uses. In 2008, the City Council approved a Chick-fil-A, but no permit was pulled within two years of approval and the previously approved development plan has since lapsed. The approved ordinance, which is no longer in full force and effect, did require the developer to enter into a Cooperative Agreement with the City prior to issuance of a final certificate of occupancy. The developer was required to contribute \$7,200 towards the cost of improving the intersection at NW Barry Road and NW Winter Avenue.

The Line Creek Valley Area Plan, which originally recommended commercial uses on the subject property, was amended in 2009 when the KCI Area Plan was being revised and now currently recommends Residential Low Density as the future land use. NW Barry Road is identified as a thoroughfare on the City's Major Street Plan and the corridor is generally comprised of commercial uses, multi-unit residential structures, institutional uses and heavy vehicular traffic.

On November 20, 2024, staff recommended approval of the application and the City Plan Commission (CPC) recommended approval of the area plan amendment with a vote 6-0.

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 zoning ordinance.
3. How does the legislation affect the current fiscal year?
Not applicable, as this is a zoning ordinance.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable, as this is a zoning ordinance.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No specific users have been identified for the proposed developer, therefore it is extremely difficult for staff to determine if this legislation will generate revenue.

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
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

No account string to verify as this ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
- Maintain and increase affordable housing supply to meet the demands of a diverse population.
- Address the various needs of the City's most vulnerable population by working to reduce disparities.
- Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- Ensure all residents have safe, accessible, quality housing by reducing barriers.
- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

On February 5, 2008, Case No. 12645-GP-1 was approved by the City Plan Commission to allow for rezoning from District GP-3/4 (regional business/high density residential) and District GP-6 (low density residential) to District GP-3/4 (regional business/high density residential), and approval of a preliminary development plan for a 3,921 square foot restaurant with drive-through. (Zona Rosa District A). The City Council approved the request on March 6, 2008 (Ord. No. 080147).

Service Level Impacts

The area plan amendment resolution is required to allow for commercial uses on the subject property. Staff does anticipate that future commercial development may require additional public infrastructure (vehicular and pedestrian improvements).

Other Impacts

1. What will be the potential health impacts to any affected groups?
Additional vehicular traffic could be generated by additional commercial uses.
2. How have those groups been engaged and involved in the development of this ordinance?
Area plan amendments (resolutions) do not require public engagement. The applicant did hold public engagement for the rezoning application (CD-CPC-2024-00153) on November 12, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
No sustainable contributions have been identified for the proposed project.

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.
Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 241058

ORDINANCE NO. 241058

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue from Districts B3-3/R-2.5 and R-7.5 to District B3-3 to allow for commercial land uses. (CD-CPC-2024-00153). ***Held until 3/25/2025***

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-1458, rezoning an area of about 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue from Districts B3-3/R-2.5 (Community Business (Dash 3)/Residential 2.5) and R-7.5 (Residential 7.5) to District B3-3 (Community Business (Dash 3)), said section to read as follows:

Section 88-20A-1458. That an area legally described as:

Lot 2 and Tract A, Parcel A of Zona Rosa 1st Plat, a subdivision in Kansas City, Platte County, Missouri.

is hereby rezoned from Districts B3-3/R-2.5 (Community Business (Dash 3)/Residential 2.5) and R-7.5 (Residential 7.5) to District B3-3 (Community Business (Dash 3)), all as shown outlined on a map marked Section 88-20A-1458, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment 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.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241058

Submitted Department/Preparer: City Planning

Revised 6/10/24

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 rezoning from district B3-3 (commercial) and R-2.5 (residential) and R-7.5 (residential) to district B3-3 (commercial) on about 2 acres generally located at NW Barry Road and NW Winter Avenue. (CD-CPC-2024-00153)

Discussion

The Zona Rosa ownership group is proposing to rezone a 1.5 acre parcel of undeveloped land on the northeast corner of NW Barry Road and NW Winter Avenue from B3-3/R-2.5 and R-7.5 to B3-3 to allow for commercial land uses. In 2008, the City Council approved a Chick-fil-A, but no permit was pulled within two years of approval and the previously approved development plan has since lapsed. The approved ordinance, which is no longer in full force and effect, did require the developer to enter into a Cooperative Agreement with the City prior to issuance of a final certificate of occupancy. The developer was required to contribute \$7,200 towards the cost of improving the intersection at NW Barry Road and NW Winter Avenue.

The Line Creek Valley Area Plan, which originally recommended commercial uses on the subject property, was amended in 2009 when the KCI Area Plan was being revised and now currently recommends Residential Low Density as the future land use. NW Barry Road is identified as a thoroughfare on the City's Major Street Plan and the corridor is generally comprised of commercial uses, multi-unit residential structures, institutional uses and heavy vehicular traffic.

On November 20, 2024, staff recommended approval of the application. There was no public testimony. The City Plan Commission (CPC) recommended approval of the rezoning request with a vote 6-0.

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 zoning ordinance.
3. How does the legislation affect the current fiscal year?
Not applicable, as this is a zoning ordinance.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable, as this is a zoning ordinance.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No specific users have been identified for the proposed developer, therefore it is extremely difficult for staff to determine if this legislation will generate revenue.

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
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

No account string to verify as this ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.

- Maintain and increase affordable housing supply to meet the demands of a diverse population.
- Address the various needs of the City's most vulnerable population by working to reduce disparities.
- Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- Ensure all residents have safe, accessible, quality housing by reducing barriers.
- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

On February 5, 2008, Case No. 12645-GP-1 was approved by the City Plan Commission to allow for rezoning from District GP-3/4 (regional business/high density residential) and District GP-6 (low density residential) to District GP-3/4 (regional business/high density residential), and approval of a preliminary development plan for a 3,921 square foot restaurant with drive-through. (Zona Rosa District A). The City Council approved the request on March 6, 2008 (Ord. No. 080147).

Service Level Impacts

The rezoning application is required to allow for commercial uses on the subject property. Staff does anticipate that future commercial development may require additional public infrastructure (vehicular and pedestrian improvements).

Other Impacts

1. What will be the potential health impacts to any affected groups?
Additional vehicular traffic could be generated by additional commercial uses.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant did hold public engagement for the rezoning application (CD-CPC-2024-00153) on November 12, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
No sustainable contributions have been identified for the proposed project.
4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



File #: 241061

ORDINANCE NO. 241061

Sponsor: City Manager's Office

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the Country Club Plaza Tax Increment Financing Plan and the termination of the designation of Redevelopment Project Areas 1, 7, and 8 described therein; declaring as surplus those funds within the special allocation funds established in connection with Redevelopment Project Areas 1, 7, and 8; dissolving the special allocation funds established in connection with Redevelopment Project Areas 1, 7, and 8; authorizing the distribution of such surplus funds; and directing the City Clerk to send copies of this ordinance to Jackson County.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), the City Council of Kansas City, Missouri (the "City Council") by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010, and Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140823, as amended on, June 18, 2015 and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on April 17, 1997, the City Council passed Ordinance No. 970374, which accepted the recommendations of the Commission and approved the Country Club Plaza Tax Increment Financing Plan (the "Redevelopment Plan") and designated the Redevelopment Area described therein to be a Blighted Area (the "Redevelopment Area"); and

WHEREAS, the Redevelopment Plan has been amended four times by Ordinance No. 050351 on April 7, 2005, by Ordinance No. 060979 on September 28, 2006, by Ordinance No. 160332 on May 12, 2016, and by Committee Substitute for Ordinance No. 170056 on February 2, 2017; and

WHEREAS, the Redevelopment Plan, as amended, contemplates the designation of multiple redevelopment project areas, including Redevelopment Project Area 1 as designated by Committee Substitute for Ordinance No. 970375, Redevelopment Project Area 7 as designated by Ordinance No. 970381, and by Redevelopment Project Area 8 as designated by Ordinance No. 970381; and

WHEREAS, the Commission has been duly constituted and its members appointed pursuant to Section 99.820.2 of the Act; and, after all proper notice was given, the Commission met in public hearing and after receiving the comments of all interested persons and taxing districts with respect to the Redevelopment Plan, closed said public hearing on October 9, 2024, and adopted its Resolution No. 10-7-24 (the “Resolution”) recommending to the City Council the termination of the Redevelopment Plan and the termination of the designation of each of the Redevelopment Project Areas described therein and in Ordinance No. 970375, Ordinance No. 970381, Ordinance No. 970382 which shall require that all funds on deposit in the Special Allocation Fund(s) established in connection with each such Redevelopment Project Area be declared surplus and distributed to the affected taxing districts, in accordance with the Act, and NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Commission concerning the termination of the Country Club Plaza Tax Increment Financing Plan, as set forth in Resolution No.10-7-24, are hereby accepted, and the Country Club Plaza Tax Increment Financing Plan is hereby terminated.

Section 2. That the recommendations of the Commission concerning the termination of the designation of Redevelopment Project Area 1 described by the Country Club Plaza Tax Increment Financing Plan and by Committee Substitute for Ordinance No. 970375, Redevelopment Project Area 7 described by the Country Club Plaza Tax Increment Financing Plan and by Ordinance No. 970381, Redevelopment Project Area 8 described by the Country Club Plaza Tax Increment Financing Plan and by Ordinance No. 970382 (the “Redevelopment Project Areas”), as set forth in Resolution No.10-7-24 are hereby accepted, and the designation of each such Redevelopment Project Area is hereby terminated.

Section 3. That all funds within any Special Allocation Fund(s) established in connection with each such Redevelopment Project Area is hereby declared as surplus and shall be distributed in accordance with the Act and the provisions of this ordinance

Section 4. That following the distribution of the surplus funds, the Special Allocation Fund(s) for the Redevelopment Project Areas of the Country Club Plaza Tax Increment Financing Plan shall be dissolved.

Section 5. That the City Clerk is hereby directed to send copies of this ordinance to Jackson County.

..end

Approved as to form:

Emalea Black
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241061

Submitted Department/Preparer: Please Select

Revised 11/01/23

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

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the Country Club Plaza Tax Increment Financing Plan and the termination of the designation of Redevelopment Project Areas 1, 7, and 8 described therein; declaring as surplus those funds within the special allocation funds established in connection with Redevelopment Project Areas 1, 7, and 8; dissolving the special allocation funds established in connection with Redevelopment Project Areas 1, 7, and 8; authorizing the distribution of such surplus funds; and directing the City Clerk to send copies of this ordinance to Jackson County.

Discussion

Terminating the TIF Plan and the remaining project areas, and surplussing the funds in the SAF

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
TIF
3. How does the legislation affect the current fiscal year?
Surplused funds will flow back to TJs, including the City.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No more funds redirected for TIF

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
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development of new growth.
 - Increase and support local workforce development and minority, women, and locally owned businesses.
 - Create a solutions-oriented culture to foster a more welcoming business environment.
 - Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
 -

Prior Legislation

970374, 050351, 060979, 160332, 170056, 970375, 970376, 970377, 970378, 970379, 970380, 970381, 970382, 970383

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
None

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?
Ending TIF Plan will stop redirecting tax dollars

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 241073

ORDINANCE NO. 241073

Sponsor: Councilmember Nathan Willett

Declaring a moratorium until July 16, 2025, on the approval of any zoning map amendments to a manufacturing (M) zoning district within the KCI Area Plan boundary during the KCI Area Plan update process.

WHEREAS, area plans provide a community-driven vision and provide guidance for decisions on topics such as land use and development, transportation, housing and neighborhoods, and economic development; and

WHEREAS, proper long-range planning serves to establish the preferred arrangement of land uses to facilitate the development of the city over time, protect residential neighborhoods, and support economic development; and

WHEREAS, the KCI Area Plan planning area is generally described as the municipal boundary of Kansas City, Missouri on the north; the municipal boundary of Kansas City, Missouri on the west; the municipal boundary of Kansas City Missouri east to Amity Avenue and then along Highway 152 on the south; and the Platte/Clay County boundary on the east; and

WHEREAS, the existing KCI Area Plan was adopted by the City Council on June 18, 2009, with the passage of Ordinance No. 090395 and intended to determine a future vision for the KCI Area that establishes a balance among the interests and needs of residents and businesses and guides development and improvements to offer a broader, more diverse range of residential and commercial opportunities; and

WHEREAS, the KCI Area Plan is now 15 years old; and

WHEREAS, conformance with adopted plans and planning policies is one factor considered in reviewing and making decisions on proposed zoning map amendments; and

WHEREAS, industrial development has the potential to create negative externalities on nearby residential neighborhoods in the form of increased truck traffic; noise, vibration or percussion; dust, smoke, or particulate matter; or other detrimental impacts; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Council hereby declares a moratorium until July 16, 2025, on the approval of any zoning map amendments to a manufacturing (M) zoning district or to a Master Planned Development (MPD) that includes industrial uses within the boundaries of the KCI Area Plan planning area. Applications for a zoning map amendment to a manufacturing (M) zoning district or to a Master Planned Development (MPD) including industrial uses that were submitted prior to the effective date of this ordinance are not subject to this moratorium.

Section 2. That the Director of City Planning and Development is directed to review the KCI Area Plan's future land use designations and future land use map and recommend appropriate updates to the City Plan Commission and City Council by July 16, 2025.

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241073

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Declaring a moratorium until July 16, 2025, on the approval of any zoning map amendments to a manufacturing (M) zoning district within the KCI Area Plan boundary during the KCI Area Plan update process.

Discussion

This ordinance would place a moratorium on any manufacturing zoning or any master development plan that includes industrial uses within the KCI Area Plan. The ordinance also directs the Director of City Planning to review future land use designations for the KCI Area Plan, and recommend updates to the City Plan Commission and City Council by July 16, 2025.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
This ordinance has no direct fiscal impact.
3. How does the legislation affect the current fiscal year?
This ordinance has no direct fiscal impact.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
This ordinance has no direct fiscal impact.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance has no direct fiscal impact.

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
- 3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

This ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

- 1. View the [Adopted 2025-2029 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
 - Ensure all residents have safe, accessible, quality housing by reducing barriers.
 - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

N/A

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
None

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?
Not directly, but the resulting land use plan could promote sustainable development patterns

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Ordinance does not directly create or preserve new housing units
[Click or tap here to enter text.](#)

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
[Click or tap here to enter text.](#)

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

[Click or tap here to enter text.](#)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 250011

ORDINANCE NO. 250011

Sponsor: Director of City Planning and Development Department

Approving a major amendment to an approved development plan on about 7.2 acres in District MPD generally located at 9806 N. Oak Trafficway to allow for a drive-through restaurant. (CD-CPC-2024-00149).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a major amendment to an approved development plan in District MPD (Master Planned Development) generally located at 9806 N. Oak Trafficway and more specifically described as follows:

A tract of land in the Southwest Quarter of Section 35, Township 52 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092 as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 00°19'32" East, on the East line of said Southwest Quarter, 831.13 feet; thence leaving said East line, North 89°40'28" West, 50.00 feet on point on the Existing Westerly right-of-way line of North Oak Traffic way, as know established, also being the Northeast corner of QuikTrip Store 221R, a subdivision of land in said Kansas City, Recorded as Instrument Number 2017031605 in Book I at Page 8.1 in Clay County Recorder of Deeds Office, of so being the Point of Beginning of the tract of land to be herein described: thence leaving said Existing Westerly right-of-way line, Southwesterly y on the Existing Northerly right-of-way line of N.E. 97th Street, as established by said QuikTrip Store 221R, along a curve to the right having an initial tangent bearing of South 00°19'32" West with a radius of 15.00 feet, a central angle of 89°59'55" and an arc distance of 23.56 feet; thence North 89°40'33" West, on said Existing Northerly right-of-way line, 287.67 feet to a point on the Easterly line of 97 at North Oak, a subdivision of land in said Kansas City recorded as Instrument Number 2021024642 in Book I at Page 136.4 in said Clay County Recorder of Deeds Office; thence North 00°19'49" East, on said Easterly line, 1,039.16 feet to the Northeast corner of said 97 at North Oak, also being a point on the Easterly line of Northland Cathedral, a subdivision of land in said Kansas City Recorded as Instrument Number R42190 in Cabinet F at Sleeve 36

in said Clay County Recorder of Deeds Office; thence South 88°54'51" East, on said Easterly line, 302.61 feet to a point on said Existing Westerly right-of-way line; thence leaving said Easterly line, South 00°19'32" West, on said Existing Westerly right-of-way line, 1,020.14 feet to the Point of Beginning. Containing 313,818 square feet or 7.20 acres, more or less.

is hereby approved, subject to the following conditions:

1. This major amendment shall also serve as an MPD final plan for Lot 4.
2. 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.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
5. Prior to issuance of the certificate of occupancy for each lot within the plat 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.
6. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
7. 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.
8. Ordinance No. 220235, including all conditions provided therein, shall remain in full force and effect.
9. The developer shall provide an additional layer of landscape screening along the drive-through fronting N. Oak Trafficway with varieties of *Juniperus virginiana*, *Thuja occidentalis*, or *Viburnum*.

10. Spillover light from signage on any lot within the MPD onto R-zoned property or public rights-of-way may not exceed 2 lux, measured at grade along the property line.
11. All lighting shall not exceed the recommended levels of the Illuminating Engineering Society on all lots within the MPD.
12. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
13. 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.
14. The developer shall ensure that water and fire service lines meet current Water Services Department rules and regulations prior to a certificate of occupancy.
15. Trees shall not be planted in the existing water easement along North Oak. Any grading within the existing water easement shall receive pre-approval from the Kansas City Water Department.
16. The developer shall submit a detailed micro storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with the current, approved macro study on file with the City and with current adopted standards in effect at the time of submission, including water quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and the developer shall construct any other improvements as required by the Kansas City Water Services Department as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.

17. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.

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

Section B. That the Council finds and declares that before taking any action on the proposed amendment 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.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250011

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Rezoning an area of about 7.2 acres generally located at 9806 N Oak Trafficway from District MPD to District MPD and approving a development plan to allow for a major amendment to a Master Planned Development for a drive-through restaurant. (CD-CPC-2024-00149).

Discussion

The plan proposes amending the use of Lot 4 from auto repair, limited (oil change) to a drive-through eating and drinking establishment. Popeye's is the proposed tenant for Lot 4, whereas the previously approved plan showed a drive-through restaurant for Popeye's on Lot 5. The proposed building is 2,700 square feet with two drive-through lanes fronting N Oak Trafficway.

Access to Lot 4 is from the private drive to the west. Vehicles will circulate counterclockwise on the site through the parking area and drive-through. 27 parking spaces are provided on Lot 4 and there are no proposed changes to the other lots within the plan area.

Landscape screening will be installed between the drive-through and North Oak Trafficway and the private drive to the north. Stormwater detention basin is proposed between the drive-through and N Oak Trafficway

Proposed building materials include wood siding, brick, and EIFS.

CPC recommended approval. Staff received one formal letter of testimony in opposition to the project and at least 3 calls from other neighbors with concerns about another fast-food drive-through along this corridor across from residences.

The proposed plan does not greatly contribute to any of the Citywide Business Plan goals and objectives.

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 zoning ordinance authorizing physical development of a property by a private developer.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing physical development of a property by a private developer.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
There are no public improvements with the propose ordinance; therefore, there is not anticipated future fiscal impact on the City.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue.

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
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

No account string to verify as this ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- Ensure quality, lasting development of new growth.
- Increase and support local workforce development and minority, women, and locally owned businesses.
- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
-

Prior Legislation

Case No. CD-CPC-2021-00208 – Ordinance 220235 9700 N Oak - A request to approve a major amendment to the approved MPD (Master Planned Development District) preliminary development plan, which also serves as preliminary plat to create five (5) lots and one (1) tract on about 7.2 acres, generally located at the northwest corner of N. Oak Trfy and NE. 97th St. *Approved March 28, 2022*

Case No. CD-CPC-2023-00131 – Ordinance 240510 - approval of a major amendment to a previously approved Master Planned Development to allow for an oversized menu board monument sign in district MPD on about 1.4 acres generally located at the northwest corner of NE 97th Street and N Oak Trafficway. *Approved 6/27/2024*

Service Level Impacts

None

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts. Nearby residents expressed concern about trash, vehicle exhaust, noise, and spillover lighting.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?

This ordinance is not expected to contribute to a sustainable Kansas City. The ordinance authorizes development of a drive-through restaurant (one of five permitted for this Master Planned Development). The proposed development doesn't enhance pedestrian and mixed-use development even though it is within walking distance of a large apartment complex and residential neighborhoods.

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Private development project.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)