



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Councilmember Andrea Bough

Tuesday, July 28, 2026

1:30 PM

26th Floor, Council Chamber

Meeting 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

BEGINNING OF CONSENTS

Director of City Planning & Development

260647 Sponsor: Director of City Planning and Development Department

Approving the plat of Congress Industrial Park, an addition in Platte County, Missouri, on approximately 60 acres generally located at 10951 N. Congress Avenue, creating two lots and one tract for the purpose of an industrial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00017)

Director of City Planning & Development

260650 Sponsor: Director of City Planning and Development Department

Approving the plat of Woodland Avenue Church Subdivision, an addition in Clay County, Missouri, on approximately 10 acres generally located at the northeast corner of Interstate 435 and North Woodland Avenue, creating one lot and one tract for the purpose of a religious assembly; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and the Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2026-00013)

END OF CONSENTS

Lucas

260498 Sponsor: Mayor Quinton Lucas

Calling an election on August 4, 2026, for the purpose of submitting to the voters of Kansas City a question authorizing City to establish semiannual vacant property registration fees not to exceed \$200.00 for chronically vacant nuisance property, \$1,000.00 for vacant commercial property and \$200.00 for vacant unimproved property; directing the City Clerk to notify the responsible election authorities on or before May 26, 2026; enacting the vacant property registration fees ordinance contingent upon voter approval; and recognizing this ordinance as having an accelerated effective date because it calls an election.

Director of Health

260644 Sponsor: Director of Health Department

Accepting and approving a grant award amendment in the amount of \$190,160.00 with Missouri Department of Health and Senior Services for the City's Cities Readiness Initiative program; estimating and appropriating the sum of \$190,160.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

Director of Health

260645 Sponsor: Director of Health Department

Accepting and approving the third year continuation award in the amount of \$732,999.00 under the Missouri Department of Health and Senior Services under the CORE Public Health Functions Grant; accepting previously received incentive funding in the amount of \$159,089.60 under the same grant; estimating and appropriating a total of \$892,088.60 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

Director of Health

260646 Sponsor: Director of Health Department

Accepting and approving a grant award amendment in the amount of \$332,950.00 with the Missouri Department of Health and Senior Services for the City's Public Health Preparedness program; estimating and appropriating the sum of \$332,950.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

Director of the Law Department

260649 Sponsor: Director of Law Department

Accepting a 2026-2027 STOP Violence Against Women Act grant, funded by the U.S. Department of Justice, and passed through the State of Missouri's Department of Public Safety to support the work of the City Prosecutor's Office Domestic Violence Program; estimating and appropriating \$305,921.66 in the General Grants Fund; authorizing the City Attorney to enter into a subaward grant agreement in connection with this grant; and recognizing this ordinance as having an accelerated effective date.

Lucas

260651 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Brenton Siverly as an interim director and Krysten Carnes, Kimiko Gilmore, Bill Miller and Matthew Muckenthaler as successor directors to the Performing Arts Community Improvement District.

Director of City Planning & Development

260653 Sponsor: Director of City Planning and Development Department

Vacating approximately 13,000 square feet of public right-of-way in Districts B1-1 and B4-1 generally located along Charlotte Street, north of East 134th Street; and directing the City Clerk to record certain documents. (CD-ROW-2026-00013)

Director of City Planning & Development

260654 Sponsor: Director of City Planning and Development Department

Approving a development plan on about 1.7 acres generally located at the northeast corner of East 137th Street and Holmes Road in District B3-2 to allow for a third principal structure to be built on the site. (CD-CPC-2026-00060)

Director of City Planning & Development

260655 Sponsor: Director of City Planning and Development Department

Approving a development plan on about 8 acres in District B3-4 generally located on the east side of North Oak Trafficway at Northeast Hill Street to allow a 24 unit townhouse development. (CD-CPC-2026-00070)

Director of City Planning & Development

260661 Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved UR Plan on about 13.64 acres in District UR generally located at the southwest corner of East Linwood Boulevard and Gillham Plaza to allow outdoor storage of 25 trucks and installation of a 10-foot fence. (CD-CPC-2026-00069)

Director of City Planning & Development

260662 Sponsor: Director of City Planning and Development Department

Approving the designation of Dunford Place to the Kansas City Register of Historic Places (HO Overlay) on an area of about eight acres generally located on the west side of Grandview Road approximately 115 feet south of East 107th Terrace. (CD-CPC-2026-00049)

HELD IN COMMITTEE

Lucas

260399 Sponsor: Mayor Quinton Lucas
COMMITTEE SUBSTITUTE

Directing the City Manager to develop and publish a plain-language vacant property maintenance guide consolidating existing standards applicable to owners of vacant buildings and structures under Chapters 26, 48, and 56 of the Code of Ordinances, to make such guide publicly available and provide it to registrants under Article VI of Chapter 56, and to develop and implement a city-wide vacant property registration outreach campaign; and appropriating funds from the Development Services Fund to carry out these purposes.

Lucas

260400 Sponsor: Mayor Quinton Lucas
COMMITTEE SUBSTITUTE

Amending Chapter 88 of the Code of Ordinances, the Zoning and Development Code, by repealing and replacing Section 88-585-02, to authorize administrative approval of certificates of appropriateness for orders to repair issued pursuant to Chapters 48 and 56 for historic structures.

Lucas

260401 Sponsor: Mayor Quinton Lucas
COMMITTEE SUBSTITUTE

Amending Chapter 56, Code of Ordinances, by repealing Article VI, Registration of vacant properties and foreclosing properties, and enacting a new article of like number and subject matter, including a new Section 56-583, Semiannual fees for chronically vacant nuisance property, vacant commercial property, and vacant unimproved property, to expand vacant property registration to unimproved vacant land and vacant commercial property, add required disclosure of plans or intent for vacant property; establish procedures for investigating and identifying chronically vacant nuisance properties and assess a flat semiannual \$200.00 fee for chronically vacant nuisance properties; escalating semiannual fees of \$500.00 - \$1,000.00 for vacant commercial properties, and escalating semiannual fees of \$100.00 - \$200.00 for vacant unimproved properties; establish financial hardship criteria and waiver procedures for owners unable to pay registration fees; and amending Chapter 2, Code of Ordinances, Section 2-1722, to update payment provisions for non-installment assessments and special tax bills.

Lucas

[260557](#) Sponsor: Mayor Quinton Lucas

Amending Chapter 48, Code of Ordinances, by enacting a new Section 48-52 for the purpose of declaring businesses operating without required licenses, permits, or other governmental approvals to constitute nuisances per se, thereby allowing for the abatement thereof to protect public health, safety, and welfare.

Director of City Planning & Development

[260598](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Greater Downtown Area Plan on about 1.7 acres generally located at the northeast and northwest corners of Belleview Avenue and W. 30th Street by changing the recommended land use from residential low density to downtown mixed use for the Northtown Center project. (CD-CPC-2026-00019)

Director of City Planning & Development

[260599](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.7 acres generally located at the northeast and northwest corners of Belleview Avenue and W. 30th Street from District R-2.5 to District DX-2. (CD-CPC-2026-00018)

Director of City Planning & Development

[260626](#) Sponsor: Director of City Planning and Development Department

Approving an amendment to the Midtown/Plaza Area Plan on about 2.25 acres generally located south of E. 49th Street between Main Street and Walnut Street by changing the recommended land use from mixed-use neighborhood to mixed-use community for the 4901 Main Street Development. (CD-CPC-2026-00046)

Director of City Planning & Development

[260627](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.5 acres generally located at 9 E. 49th Street from District R-1.5 to District B4-5 and approving a development plan, also serving as a preliminary plat, on 2.25 acres generally located south of E. 49th Street between Main Street and Walnut Street to allow for an entertainment venue. (CD-CPC-2026-00044 & CD-CPC-2026-00045)

Willett

260637 Sponsor: Councilmember Nathan Willett

Approving an amendment to an existing approved development plan in District B3-2 to allow for commercial/retail development on about 1.27 acres generally located south of N.E. Barry Road and west of N. Indiana Avenue. (Case No. CD-CPC-2026-00058)

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=3hOuBIg4fok>
- 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 #: 260647

ORDINANCE NO. 260647

Sponsor: Director of City Planning and Development Department

Approving the plat of Congress Industrial Park, an addition in Platte County, Missouri, on approximately 60 acres generally located at 10951 N. Congress Avenue, creating two lots and one tract for the purpose of an industrial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00017)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Congress Industrial Park, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

Section 4. That the Director of Water Services is hereby authorized to execute a Covenant to Maintain Stormwater and BMP Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Platte County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on July 15, 2026.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



File #: 260650

ORDINANCE NO. 260650

Sponsor: Director of City Planning and Development Department

Approving the plat of Woodland Avenue Church Subdivision, an addition in Clay County, Missouri, on approximately 10 acres generally located at the northeast corner of Interstate 435 and North Woodland Avenue, creating one lot and one tract for the purpose of a religious assembly; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and the Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2026-00013)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

Section 4. That the Director of Water Services is hereby authorized to execute a Covenant to Maintain Stormwater and BMP Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on July 15, 2026.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260650

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Executive Summary

Approving the plat of Woodland Avenue Church Subdivision, an addition in Clay County, Missouri, on approximately 10 acres generally located at the northeast corner of Interstate 435 and North Woodland Avenue, creating one lot and one tract for the purpose of a religious assembly; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2026-00013)

Discussion

The request is to consider approval of a Final Plat in District R-80 on about 10 acres generally located at the northeast corner of Interstate 435 and North Woodland Avenue, creating one lot and one tract to facilitate the construction of a religious assembly. This use was approved in Case No. CD-SUP-2026-00002 which served as the Preliminary Plat. The Preliminary Plat proposed to develop one lot for the purposes of a religious assembly. This will also dedicate 123rd Street for future connections to the east.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

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 the subdivision of private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the subdivision of 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 the subdivision of 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 the subdivision of 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)

This ordinance has no 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):

- ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
- ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
- ☐ Increase and support local workforce development and small and locally owned businesses.
- ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
- ☐

Prior Legislation

CD-SUP-2026-00002 - Approved a Special Use Permit which serves as a Preliminary Plat for a religious assembly and community center in a R-80 Zoning District on about 10 acres, approved March 11 2026.

Service Level Impacts

Not applicable as this is an ordinance authorizing the subdivision of private property.

Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored

☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend

☐ Do Not Recommend

☐ Not Applicable

Approval with Conditions

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing the subdivision of 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 the subdivision of private property.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing the subdivision of 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 the subdivision of 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 the subdivision of 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 the subdivision of 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 #: 260498

ORDINANCE NO. 260498

Sponsor: Mayor Quinton Lucas

Calling an election on August 4, 2026, for the purpose of submitting to the voters of Kansas City a question authorizing City to establish semiannual vacant property registration fees not to exceed \$200.00 for chronically vacant nuisance property, \$1,000.00 for vacant commercial property and \$200.00 for vacant unimproved property; directing the City Clerk to notify the responsible election authorities on or before May 26, 2026; enacting the vacant property registration fees ordinance contingent upon voter approval; and recognizing this ordinance as having an accelerated effective date because it calls an election.

WHEREAS, the City of Kansas City currently maintains a vacant property registry to identify and monitor properties within the City that are vacant and may pose risks to public health, safety and welfare; and

WHEREAS, there are currently an estimated 12,200 privately owned vacant parcels in Kansas City; and

WHEREAS, vacant properties that are left unmanaged contribute to neighborhood deterioration, depress surrounding property values, attract criminal activity, and place disproportionate burdens on adjacent property owners and the broader community; and

WHEREAS, the City currently expends significant public resources periodically inspecting vacant properties to ensure compliance with applicable codes at a cost that is not currently reimbursed by property owners; and

WHEREAS, in May 2025, City Council passed Resolution No. 250396, which established the Vacant Land Activation Initiative (“VLAI”) to develop recommendations for addressing vacancy across the City; and

WHEREAS, one recommendation from the VLAI is to develop a vacant property registration fee system with a tiered fee structure for residential with structure, residential without structure, and commercial; and

WHEREAS, expanding registration to unimproved parcels, which makes up 87% of the total vacant parcels, closes a significant gap in the current system; and

WHEREAS, the establishment of a vacant property registration fee structure will encourage owners of vacant properties to return such properties to productive use; and

WHEREAS, a tiered fee structure tied to property type is designed to place a meaningful incentive on owners of larger and higher-value properties while avoiding undue financial burden on owners of smaller residential properties; and

WHEREAS, Jefferson City has an existing fee structure for vacant property registration that includes a semi-annual fee of \$200 for residential structures and \$1,000 for commercial structures; and

WHEREAS, other peer cities have established vacant property registries with similar fee structures, including but not limited to Cleveland and Cincinnati, OH, Warren, MI, Milwaukee, WI, and Minneapolis, MN, with Minneapolis having one of the highest annual fees of \$7,228.70; and

WHEREAS, the Council finds it in the best interest of the City to call a special election on August 4, 2026 for the purpose of submitting this question to qualified voters of Kansas City; and NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. **ELECTION CALLED.** That an election is called on August 4, 2026 for the purpose of submitting to the voters of Kansas City the question of authorizing City to establish semiannual vacant property registration fees not to exceed \$200.00 for chronically vacant nuisance properties, \$1,000.00 for vacant commercial property and \$200.00 for vacant unimproved property.

Section 2. **BALLOT TITLE.** The ballot title shall be:

SPECIAL ELECTION, August 4, 2026

QUESTION ____
(Vacant Property Registration Fees)

Shall the City of Kansas City be authorized to establish and impose vacant property registration fees for the owners of property in three categories, as defined by ordinance, to encourage maintenance, activation and redevelopment and to offset the City's costs of inspecting and monitoring of chronically vacant properties in the City as follows:

A semiannual fee not to exceed \$200.00 for Chronically Vacant Nuisance Property;
A semiannual fee not to exceed \$1,000.00 for Vacant Commercial Property; and
A semiannual fee not to exceed \$200.00 for Vacant Unimproved Property;

subject to any exemptions authorized by law, including ordinance?

_____ YES _____ NO

Section 3. **NOTICE TO ELECTION AUTHORITIES BY CITY CLERK.** That following passage of this ordinance the City Clerk shall deliver certified copies of this ordinance and notice of election to the Clerk of Cass County, Board of Election Commissioners of Clay County, Board of Election Commissioners of Kansas City and Board of Election Commissioners of Platte County, on or before May 26, 2026, which shall be the authority of each election authority of the City to submit the question to the electors of Kansas City and to give public notice as provided by law.

Section 4. **NOTICE OF ELECTION.** That the notice of election shall read as follows:

NOTICE OF ELECTION
CITY OF KANSAS CITY, MISSOURI

Notice is hereby given that the City of Kansas City has called an election to be held in said City on Tuesday, August 4, 2026, between the hours of 6:00 a.m. and 7:00 p.m., at which election all qualified voters residing within Kansas City, Missouri will be given the opportunity to vote.

The official ballot will be in substantially the following form:

OFFICIAL BALLOT
CITY OF KANSAS CITY

SPECIAL ELECTION, August 4, 2026

QUESTION _____
(Vacant Property Registration Fees)

Shall the City of Kansas City be authorized to establish and impose vacant property registration fees for the owners of property in three categories, as defined by ordinance, to encourage maintenance, activation and redevelopment and to offset the city's costs of inspecting and monitoring of chronically vacant properties in the City as follows:

A semiannual fee not to exceed \$200.00 for Chronically Vacant Nuisance Property;
A semiannual fee not to exceed \$1,000.00 for Vacant Commercial Property; and
A semiannual fee not to exceed \$200.00 for Vacant Unimproved Property;

subject to any exemptions authorized by law, including ordinance?

_____ YES _____ NO

[Instructions to voters will be supplied by the election authorities]

A full and complete copy of Ordinance No. _____ submitting this question to the electorate is on file in the Office of the City Clerk of Kansas City, Missouri, and is open for inspection and copying.

The polling places for the election will be [insert list of polling places in last publication only].

I hereby certify that the foregoing is the legal notice to be published pursuant to Section 115.127, RSMo.

Given under my hand and the official seal of the City of Kansas City, Missouri, this _____ day of _____, 2026.

(SEAL)

MARILYN SANDERS
City Clerk, City of Kansas City, Missouri

Before me, a notary public, personally appeared Marilyn Sanders, to me known to be the City Clerk of the City of Kansas City, Missouri, and the person who acknowledged to me that she executed the same for the purposes therein stated.

Notary Public

My commission expires: _____

Section 5. **ENACTMENT OF VACANT PROPERTY REGISTRATION FEES.**
Amending Chapter 56, Article VI, Code of Ordinances, by enacting a new Section 56-586, entitled Vacant property registration fees authorized, contingent upon the approval of the voters, to read as follows:

Sec. 56-586. Vacant property registration fees authorized.

(a) *Definitions.* For purposes of this section, the following terms shall have the meanings set forth below:

- (1) *Director* means the director of the department of neighborhood services or their authorized designee.
- (2) *Chronically vacant nuisance property* means any real property that has been vacant for at least six (6) months, has two or more pending violations of this code within the preceding 12 months, and is improved either by:

- a. a residential building type currently identified in section 88-110-04 of this code; or
 - b. multiple dwelling units but does not contain a residential building type currently identified in section 88-110-04 of this code.
- (3) *Semiannual* means occurring at a frequency once every six months or twice a year;
 - (4) *Vacant commercial property* means any vacant real property improved by a building or structure that is not currently identified as a residential building type in section 88-110-04 of this code and contains one or fewer dwelling units.
 - (5) *Vacant unimproved property* means any vacant real property that is not improved by any building, structure or dwelling unit.
 - (6) *Vacant* means a property lacking habitual presence of human beings who have a legal right to be on the property, or at which substantially all lawful business operations or residential occupancy has ceased.
 - (7) *Dwelling unit* means one or more rooms arranged, designed, or used as independent living quarters for a single household. Buildings with more than one kitchen or more than one set of cooking facilities are deemed to contain multiple dwelling units unless the additional cooking facilities are clearly accessory and not intended to serve additional households.

(b) *Imposition of Fees.* The director is hereby authorized to impose semiannual fees not to exceed the following amounts upon owners of the following properties, pursuant to the procedures set forth in this code, by ordinance or as otherwise established by the director:

- (1) Chronically Vacant Nuisance Property: A fee not to exceed two hundred dollars (\$200.00);
- (2) Vacant Commercial Property: A fee not to exceed one thousand dollars (\$1,000.00); and
- (3) Vacant Unimproved Property: A fee not to exceed two hundred dollars (\$200.00).

The Director shall establish a fee schedule consistent with the maximum amounts authorized in this section and may adopt administrative rules to impose and enforce such fees.

(c) *Exemptions.* In addition to any exemptions mandated by law, the city may, by ordinance, establish exemptions, reductions, or waivers from any fees imposed pursuant to this section. Any such ordinance shall specify the scope, eligibility criteria, and duration of the

exemption, reduction or waiver, and the director shall administer any exemptions, reductions or waivers in accordance with the terms of such ordinance.

(d) *Administrative authority.* The director may adopt rules, regulations, forms, and procedures necessary to carry out the provisions of this section.

(e) *Severability.* If any provision of this section or its application to any person or circumstance is held invalid, the remainder of the section and its application to other persons or circumstances shall not be affected.

Section 6. **ACCELERATED EFFECTIVE DATE RECOGNIZED.** That this ordinance is recognized as having an accelerated effective date as provided by Section 503(a)(3)(A) of the City Charter in that it calls for an election and shall take effect in accordance with that section.

..end

Approved as to form:

Bret Kassen
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260498

Submitted Department/Preparer: Neighborhoods

Revised 01/30/25

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

Calling an election on August 4, 2026, for the purpose of submitting to the voters of Kansas City a question authorizing City to establish semiannual vacant property registration fees not to exceed \$200.00 for chronically vacant nuisance property, \$1,000.00 for vacant commercial property and \$200.00 for vacant unimproved property; directing the City Clerk to notify the responsible election authorities on or before May 26, 2026; enacting the vacant property registration fees ordinance contingent upon voter approval; and recognizing this ordinance as having an accelerated effective date because it calls an election.

Discussion

The City of Kansas City currently maintains a vacant property registry to identify and monitor properties within the City that are vacant and may pose risks to public health, safety and welfare. There are currently an estimated 12,200 privately owned vacant parcels in Kansas City. Vacant properties that are left unmanaged contribute to neighborhood deterioration, depress surrounding property values, attract criminal activity, and place disproportionate burdens on adjacent property owners and the broader community. The City currently expends significant public resources periodically inspecting vacant properties to ensure compliance with applicable codes at a cost that is not currently reimbursed by property owners. In May 2025, City Council passed Resolution No. 250396, which established the Vacant Land Activation Initiative to develop recommendations for addressing vacancy across the City. One recommendation from the VLAI is to develop a vacant property registration fee system with a tiered fee structure for residential with structure, residential without structure, and commercial. Expanding registration to unimproved parcels, which makes up 87% of the total vacant parcels, closes a significant gap in the current system. The establishment of a vacant property registration fee structure will encourage owners of vacant properties to return such properties to productive use. A tiered fee structure tied to property type is designed to place a meaningful incentive on owners of larger and higher-value properties while avoiding undue financial

burden on owners of smaller residential properties. Jefferson City has an existing fee structure for vacant property registration that includes a semi-annual fee of \$200 for residential structures and \$1,000 for commercial structures. The Council finds it in the best interest of the City to call a special election on August 4, 2026 for the purpose of submitting this question to qualified voters of Kansas City.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
The legislation leads to a public vote, that if passed, would generate revenue.
3. How does the legislation affect the current fiscal year?
The legislation leads to a public vote, that if passed, would generate revenue.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
This legislation allows for a public vote to approve the fee structure being proposed to support the vacant land registration program. Thus would impact next fiscal year and recurring fiscal years as these collected fees would help support a more robust inspection program.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
The legislation leads to a public vote, that if passed, would 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)

Click or tap here to enter text.

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, affordable housing, and improve resident wellbeing and cultural diversity.
 - ☐ Maintain and increase 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.
 - ☐ Promote healthy residents by ensuring basic sanitation and living needs are met.
 - ☐ 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

Resolution No. 250396 - Vacant Land Activation Initiative
Proposed Ordinance No. 260401 - Registration of Vacant properties

Service Level Impacts

This ordinance itself does not affect service level impacts.

Staff Recommendation

Neighborhood Services Department

Select One: ☒ Sponsored
☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Legal counsel recommends that fee structure of a registration program could be viewed as a tax, and therefore, a public vote would be required. This ordinance would put the question on the ballot for voters to consider.

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?
Not directly, but puts question on ballot that if approved, supports activating vacant properties for potentially sustainable uses.
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 #: 260644

ORDINANCE NO. 260644

Sponsor: Director of Health Department

Accepting and approving a grant award amendment in the amount of \$190,160.00 with Missouri Department of Health and Senior Services for the City's Cities Readiness Initiative program; estimating and appropriating the sum of \$190,160.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the Cities Readiness Initiative ("CRI") works to enhance and expand the public health response capacity while building a more focused approach to large scale medication dispensing and vaccination operations; and

WHEREAS, the Cities Readiness Initiative ("CRI") evaluates the City's ability to provide mass medication dispensing to the entire population within 24 to 48 hours through a system of "Open" and "Closed" Points of Dispensing (PODs), ensuring readiness for both public and pre-arranged organizational response needs; NOW, THEREFORE;

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY

Section 1. That a \$190,160.00 award amendment between the City of Kansas City, Missouri, acting through its Director of Health (the "Director"), and the Missouri Department of Health and Senior Services ("DHSS"), whereby DHSS will provide additional funding for the City's Cities Readiness Initiative program, for a period beginning July 1, 2026 through June 30, 2027, for an amount not to exceed \$190,160.00 is hereby accepted and approved. A copy of the agreement, in substantial form, is on file with the Director of Health.

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

27-2480-500001-477255-G50501427	Cities Readiness Initiative 27	\$190,160.00
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Section 3. That the sum of \$190,160.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

27-2480-505014-A-G50501427	Cities Readiness Initiative 27	\$139,438.53
27-2480-505014-B-G50501427	Cities Readiness Initiative 27	5,661.97
27-2480-505014-C-G50501427	Cities Readiness Initiative 27	<u>45,059.50</u>
	TOTAL	\$190,160.00

Section 4. That the Director is hereby designated as requisitioning authority for Account No. 27-2480-505014-G50501427 and is authorized to expend the sum of \$190,160.00 from funds previously appropriated to the accounts.

Section 5. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

..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.

Brenton Siverly
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260644

Submitted Department/Preparer: Health

Revised 12/03/25

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 a one-year \$190,160.00 grant award amendment with Missouri Department of Health and Senior Services for the City's Cities Readiness Initiative program; estimating and appropriating the sum of \$190,160.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date

Discussion

Since public health threats are always present, being prepared to prevent, respond and rapidly recover from these types of events can save lives and protect the safety of our citizens.

This grant funding helps cover the planning functions and equipment needed to develop two unique public health operations, each which focuses on different planning functions.

The Cities Readiness Initiative builds off the Public Health Preparedness base program in the effort to enhance and expand the public health response capacity while building a more focused approach to large scale medication dispensing and vaccination efforts.

CRI program measures and evaluates the KCHD's plan regarding its ability to provide mass medication dispensing to the entire City of Kansas City' population within 24-48 hours.

Dispensing operation focus on the concepts of "Open" and "Closed" points of dispensing (POD)

Open PODS are those large scale public focused operations while closed PODS are those operations that are pre-arranged with large businesses and other organizations

Fiscal Impact

1. Is this legislation included in the adopted budget?

☐ Yes ☒ No

2. What is the funding source?
2480- Health Grants Fund
2480-505014-ABC-G50501427 Cities Readiness Initiative \$190,160.00
3. How does the legislation affect the current fiscal year?
Estimates and Appropriates Funding
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Leverage outside funding

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 [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

250784

Service Level Impacts

The receipt of this contract's funding allows KCHD to continue its planning and response efforts, which better prepares the department's response to a public health emergency in an effective and efficient manner using an all-hazards approach. Having such plans developed helps not only with the longer-term operations of the department but also enhances the day-to-day operations of the KCHD.

Operational plans, equipment, and supplies that are developed/ procured from these funds continue to be relied upon and enhance everyday operations at the KCHD

Staff Recommendation

Health

Select One: ☒ Sponsored
☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Continues grant funding

Other Impacts

1. What will be the potential health impacts to any affected groups?
All citizens and visitors of the City of Kansas City will benefit from the enhanced abilities that are developed by the KCHD during a public health emergency.

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

No

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

Click or tap here to enter text.

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:

No contracts

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 #: 260645

ORDINANCE NO. 260645

Sponsor: Director of Health Department

Accepting and approving the third year continuation award in the amount of \$732,999.00 under the Missouri Department of Health and Senior Services under the CORE Public Health Functions Grant; accepting previously received incentive funding in the amount of \$159,089.60 under the same grant; estimating and appropriating a total of \$892,088.60 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the Health Department has been awarded funding under the State of Missouri's Core Aid to Local Public Health Agencies Block grant, a five-year funding allocation providing program support from 2024 through 2027, and the funds awarded under this agreement represent a portion of that multi-year grant; and

WHEREAS, these funds will support the Health Department's current efforts, eligible public health functions, including activities related to assessment, prevention, surveillance, environmental public health, and ensure overall success of the Department; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a contract between the City of Kansas City, Missouri, acting through its Director of Health, and the Missouri Department of Health and Senior Services, whereby the Missouri Department of Health and Senior Services will provide funding to support local public health agencies to serve as community leaders in performing the core public health functions of assessment, prevention, surveillance, environmental public health, planning, policy development and assurance for a period beginning June 1, 2026 through May 31, 2027, for an amount not to exceed \$892,088.60, is hereby accepted and approved. A copy of the agreement, in substantial form, is on file with the Director of Health.

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

27-2480-500001-474960-G50580427	Aid to Local Public Health Age	\$732,999.00
27-2480-500001-474960-G50580426A	Aid to Local Public Health Age	<u>159,089.60</u>
	TOTAL	\$892,088.60

Section 3. That the sum of \$892,088.60 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

27-2480-505804-601100-G50580427	Aid to Local Public Health Age	\$732,999.00
27-2480-505804-618560-G50580426A	Aid to Local Public Health Age	119,089.60
27-2480-505804-623360-G50580426A	Aid to Local Public Health Age	<u>40,000.00</u>
	TOTAL	\$892,088.60

Section 4. That the Director of Health is hereby authorized to expend the total sum of \$732,999.00 from funds appropriated to Account No. 27-2480-505804-G50580427 and the total sum of \$159,089.60 from funds appropriated to Account No. 27-2480-505804-G50580426A for the contract.

Section 5. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

..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.

Brenton Siverly
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260645

Submitted Department/Preparer: Health

Revised 12/03/25

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 third-year continuation award in the amount of \$732,999.00 under the Missouri Department of Health and Senior Services under the CORE Public Health Functions Grant; accepting previously received incentive funding in the amount of \$159,089.60 under the same grant; estimating and appropriating a total of \$892,088.60 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Discussion

The Missouri Department of Health and Senior Services (MDHSS) CORE Public Health Functions Grant provides funding to local public health agencies to support foundational public health services that protect and improve community health. This ordinance accepts the third-year continuation award of \$732,999.00 and appropriates \$159,089.60 in incentive funding awarded under the same grant. Grant funds will be used to support eligible public health functions, including activities related to assessment, prevention, surveillance, environmental public health, and other services authorized under the grant agreement.

Fiscal Impact

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

2. What is the funding source?

2480- Health Grants Fund

2480-505804-A-G50580427	Aid to Local Public Health	\$732,999.00
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2480-505804-B-G50580426A	Aid to Local Public Health	\$119,089.60
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2480-505804-C-G50580426A	Aid to Local Public Health	\$40,000.00
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TOTAL		\$892,088.60
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3. How does the legislation affect the current fiscal year?
Estimates and Appropriates funding
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Leverage outside funding

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 [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

240738, 250695

Service Level Impacts

This funding, including incentive funding earned under the grant, supports the continued delivery of foundational public health services and enhances the Kansas City Health Department's capacity to perform core public health functions in accordance with grant requirements.

Staff Recommendation

Health Department

Select One: ☒ Sponsored
☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Continues ongoing grant funding

Other Impacts

1. What will be the potential health impacts to any affected groups?
By supporting core public health functions, the grant helps maintain disease surveillance, environmental public health activities, community health assessment, prevention efforts, and other essential services that protect and improve population health.
2. How have those groups been engaged and involved in the development of this ordinance?

No

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

This legislation supports a sustainable Kansas City by maintaining the local public health infrastructure necessary to protect community health, respond to emerging public health needs, and promote long-term health outcomes. Continued investment in foundational public health services strengthens the City's ability to prevent disease, address health risks, and support healthy communities

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:

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 #: 260646

ORDINANCE NO. 260646

Sponsor: Director of Health Department

Accepting and approving a grant award amendment in the amount of \$332,950.00 with the Missouri Department of Health and Senior Services for the City's Public Health Preparedness program; estimating and appropriating the sum of \$332,950.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the Public Health Preparedness ("PHP") program allows for the planning, maintenance, and sustainability of the Kansas City Health Department's ("KCHD") response capability and capacity so that the KCHD can effectively manage all types of public health emergencies using an "all hazard" approach; and

WHEREAS, the PHP program allows for the development and execution of plans for mass sheltering, mass patient care, large venue public health events and clinics; and

WHEREAS, the PHP program operations allows the KCHD to actively respond with local, regional, and national first responder (Police Fire, EMS) agencies in a coordinated response to events that may have a public health impact; and

WHEREAS, the program supports and maintains the KCHD's 24/7/365 duty officer notification system allowing the KCHD to receive, process, and respond to public health requests of an emergent nature; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY

Section 1. That a \$332,950.00 award amendment between the City of Kansas City, Missouri, acting through its Director of Health (the "Director"), and the Missouri Department of Health and Senior Services ("DHSS"), whereby DHSS will provide additional funding for the City's Public Health Preparedness program, which supports public health preparedness capabilities, promotes and prepares resilient communities, and enhances the ability to respond to and recover from all-hazards in the Kansas City, Missouri area, for a period beginning July 1, 2026 through June 30, 2027, for an amount not to exceed \$332,950.00 is hereby accepted and approved. A copy of the award, in substantial form, is on file with the Director of Health.

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

27-2480-500001-475560-G50245028

Public Health Preparedness 28

\$332,950.00

Section 3. That the sum of \$332,950.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

27-2480-505409-A-G50245028	Public Health Preparedness 28	\$210,103.21
27-2480-505409-B-G50245028	Public Health Preparedness 28	15,000.00
27-2480-505409-C-G50245028	Public Health Preparedness 28	<u>107,846.79</u>
	TOTAL	\$332,950.00

Section 4. That the Director is hereby designated as requisitioning authority for Account No. 27-2480-505409-G50245028 and is authorized to expend the sum of \$332,950.00 from funds previously appropriated to the accounts.

Section 5. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

..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.

Brenton Siverly
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260646

Submitted Department/Preparer: Health

Revised 12/03/25

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 a one year \$332,950.00 grant award amendment with Missouri Department of Health and Senior Services for the City's Public Health Preparedness program; estimating and appropriating the sum of \$332,950.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

Discussion

The Public Health Emergency Preparedness grant funds the Kansas City Health Departments (KCHD) Public Health Preparedness Program (PHP) which serves as the base program allowing the department to plan, develop and sustain the department's emergency response capability and capacity.

This capability and capacity allow the program to develop and execute plans for mass dispensing, large venue public health events and clinics as well allowing the department to aid in other large scale response activities such as mass sheltering and mass patient care activities.

PHP program operations also allow the KCHD to actively respond with other local, regional and national first responders (Police, Fire, EMS) agencies in a coordinated "all hazards approach" to events that may have a Public Health impact.

The PHP program supports and maintains the KCHD's 24/7/365 Duty Officer notification system allowing KCHD to receive, process and respond to public health requests of an emergent nature.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?

2480- Health Grants Fund		
27-2480-505409-A-G50245028	Public Health Preparedness 28	\$210,103.21
27-2480-505409-B-G50245028	Public Health Preparedness 28	15,000.00
27-2480-505409-C-G50245028	Public Health Preparedness 28	<u>107,846.79</u>
		\$332,950.00

3. How does the legislation affect the current fiscal year?
Estimates and Appropriates funding
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Leverage outside funding

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 [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

250792, 260290

Service Level Impacts

The receipt of this contract's funding allows KCHD to continue its planning and response efforts, which better prepares the department for a response to a public health emergency in an effective and efficient manner using an all-hazards approach.

Having such plans developed helps not only with the longer-term operations of the department but also enhances the day-to-day operations of the KCHD.

Operational plans, equipment and supplies that are developed/ procured from these funds continue to be relied upon and enhance everyday operations at the KCHD.

Staff Recommendation

Health

Select One: ☒ Sponsored
☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Continues grant funding

Other Impacts

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

During a public health emergency all citizens and visitors of the City of Kansas City will benefit from the enhanced abilities that are developed by KCHD under this program.

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

No

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

During a public health emergency all citizens and visitors of the City of Kansas City will benefit from the enhanced abilities that are developed by KCHD under this program.

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 #: 260649

ORDINANCE NO. 260649

Sponsor: Director of Law Department

Accepting a 2026-2027 STOP Violence Against Women Act grant, funded by the U.S. Department of Justice, and passed through the State of Missouri's Department of Public Safety to support the work of the City Prosecutor's Office Domestic Violence Program; estimating and appropriating \$305,921.66 in the General Grants Fund; authorizing the City Attorney to enter into a subaward grant agreement in connection with this grant; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the U.S. Department of Justice, Office on Violence Against Women passed grant dollars to the State of Missouri's Department of Public Safety for the 2026-2027 STOP Violence Against Women (VAWA) Grant totaling \$305,921.66 and the City has previously appropriated required matching funds required in the amount of \$101,017.05; and

WHEREAS, the Law Department, through the Prosecutor's Office Domestic Violence Program staff, will be the project administrator for this grant; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the revenue in the amount of \$305,921.66 is hereby estimated in the following account of the General Grants Fund:

27-2580-130001-471240-G23VAWA27	Violence Against Women Act Grant	\$305,921.66
---------------------------------	-------------------------------------	--------------

Section 2. That the sum of \$305,921.66 is hereby appropriated from the Unappropriated Fund Balance of the General Grants Fund to the following account:

27-2580-135702-A-G23VAWA27	Violence Against Women Act Grant	\$305,921.66
----------------------------	-------------------------------------	--------------

Section 3. That the City Attorney is authorized to accept a 2026-2027 STOP Violence Against Women Act grant in the amount of \$305,921.66, funded by the U.S. Department of Justice and passed through the Missouri Department of Public Safety to support the Prosecutor's Office Domestic Violence Program.

Section 4. That the City Attorney is authorized to execute a \$305,921.66 subaward grant agreement with the Missouri Department of Public Safety to govern the administration and management of said grant.

Section 5. Authorizing the City Attorney to enter into a \$305,921.66 grant agreement with the State of Missouri's Department of Public Safety to govern the management of the 2026-2027 STOP Violence Against Women Act grant.

Section 6. That the City Attorney is hereby designated requisitioning authority for the Account No. 27-2580-135702.

Section 7. That this ordinance, appropriating money, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(c) of the City Charter and shall take effect in accordance with that section.

..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.

Brenton Siverly
Director of Finance

Approved as to form:

Brianna Zavadil
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260649

Submitted Department/Preparer: Law

Revised 01/30/25

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 a 2026-2027 STOP Violence Against Women Act grant, funded by the U.S. Department of Justice, and passed through the State of Missouri's Department of Public Safety to support the work of the City Prosecutor's Office Domestic Violence Program; estimating and appropriating \$305,921.66 in the General Grants Fund; authorizing the City Attorney to enter into a subaward grant agreement in connection with this grant; and recognizing this ordinance as having an accelerated effective date.

Discussion

This resolution will allow the City to accept a grant renewal award from the Missouri Department of Public Safety for the 2026-2027 STOP Violence Against Women (VAWA) Grant totaling \$305,921.66. City has previously appropriated required matching funds required in the amount of \$101,017.05.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
27-2580-130001-471240-G23VAWA27 - Estimating Revenue in the amount of \$305,921.66 to the General Grants Fund.
27-2580-135702-A-G23VAWA27 - Appropriating \$305,921.66 from the Unappropriated Fund Balance of the General Grants Fund.
3. How does the legislation affect the current fiscal year?
Estimates and appropriates \$305,921.66.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

No, this is a one-time revenue estimate and appropriation.

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

Yes, it leverages funding from The Missouri Department of Public Safety.

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 [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Public Safety (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☒ Engage the community and community partners to focus on evidence-based approaches to public safety.
 - ☒ Focus on violence prevention among all age groups, placing an emphasis on youth.
 - ☒ Increase fairness, justice, and responsiveness of our municipal criminal justice system to support the best possible outcome for offenders and victims of crime.
 - ☐ Reduce recidivism through prevention, deterrence, including detention, and re-entry services.
 - ☐
 - ☐

Prior Legislation

Renewal of the STOP VAWA grant award 2024-2025 .

Service Level Impacts

This proposed legislation for grant renewal will allow for the City to employ three domestic violence advocates and one domestic violence prosecutor. This will allow for better services to victims of domestic violence as well as more effective and efficient prosecution of domestic violence related crimes.

Staff Recommendation

Law

Select One: ☒ Sponsored
☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

[Click or tap here to provide reasoning.](#)

Other Impacts

1. What will be the potential health impacts to any affected groups?
Domestic Violence is a public health issue in that it is widespread causing a threat to the health and safety of a large proportion of the population and can have lasting consequences for the physical and psychological health of survivors, families, and society.

This proposed legislation for grant renewal will allow for the City to employ three domestic violence advocates and one domestic violence prosecutor. This will allow for better services to victims and survivors of domestic violence as well as more effective and efficient prosecution of domestic violence related crimes.

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:

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 #: 260651

RESOLUTION NO. 260651

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Brenton Siverly as an interim director and Krysten Carnes, Kimiko Gilmore, Bill Miller and Matthew Muckenthaler as successor directors to the Performing Arts Community Improvement District.

WHEREAS, the Performing Arts Community Improvement District (“District”) was established by petition of the property owners (“Petition”) and approved by the City Council by Ordinance No. 030504; and

WHEREAS, the Petition provides for interim and successor directors to be appointed by the Mayor, with the consent of the City Council, according to a slate which has been submitted by the District; and

WHEREAS, the District has submitted a slate (“Slate”) to the City Clerk as provided by the Petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Brenton Siverly is appointed as interim director to the Performing Arts Community Improvement District to serve such term as provided for by the Petition and Slate.

Section 2. That the following persons are hereby appointed as successor directors to the Performing Arts Community Improvement District to serve such terms as are provided for by the Petition and Slate:

Krysten Carnes
Kimiko Gilmore
Bill Miller
Matthew Muckenthaler

..end

**No Docket
Memo Provided
for Ordinance
No. 260651**



File #: 260653

ORDINANCE NO. 260653

Sponsor: Director of City Planning and Development Department

Vacating approximately 13,000 square feet of public right-of-way in Districts B1-1 and B4-1 generally located along Charlotte Street, north of East 134th Street; and directing the City Clerk to record certain documents. (CD-ROW-2026-00013)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 23rd day of June, 2026 a petition was filed with the City Clerk of Kansas City by Kylee Jennings for the vacation of Beginning at the Northwest corner of Lot 43, Louis H. Knoche's Addition, a final plat recorded in the Jackson County Recorder of Deeds' office in Book 18, Page 35 (Document No. 1914K0960785), said point of beginning also being a point on the South line of the North ten (10) acres of the Southeast Quarter of the Northeast Quarter of Section 20, Township 47 North, Range 33 West and also being a point on the East right-of-way line of Charlotte Street, as now established in April 2026, thence South 03°16'54' West, along the West line of Lots 43, 42, 41, 40, and 39 of said Louis H. Knoche's Addition to the Southwest corner of said Lot 39, said corner also being the Northwest corner of Tract B, Forest Ridge Villas, a final plat recorded in the Jackson County Recorder of Deeds' office in Book 221, Page 55 (Document No. 2024E0088728); thence, departing said East right-of-way line, North 86°43'06" West, 50.00 feet to the West right-of-way line of Charlotte Street, as now established in April 2026; thence North 03°16'54' East, along said West line, 251.48 feet to the South line of said North ten (10) acres;

thence, departing said West right-of-way line, South 85°44'26" East, along said South line of said North ten (10) acres, 50.00 feet to the Point of Beginning, containing 12,554 square feet, giving the distinct description of the street to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said street has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That Beginning at the Northwest corner of Lot 43, Louis H. Knoche's Addition, a final plat recorded in the Jackson County Recorder of Deeds' office in Book 18, Page 35 (Document No. 1914K0960785), said point of beginning also being a point on the South line of the North ten (10) acres of the Southeast Quarter of the Northeast Quarter of Section 20, Township 47 North, Range 33 West and also being a point on the East right-of-way line of Charlotte Street, as now established in April 2026, thence South 03°16'54' West, along the West line of Lots 43, 42, 41, 40, and 39 of said Louis H. Knoche's Addition to the Southwest corner of said Lot 39, said corner also being the Northwest corner of Tract B, Forest Ridge Villas, a final plat recorded in the Jackson County Recorder of Deeds' office in Book 221, Page 55 (Document No. 2024E0088728); thence, departing said East right-of-way line, North 86°43'06" West, 50.00 feet to the West right-of-way line of Charlotte Street, as now established in April 2026; thence North 03°16'54' East, along said West line, 251.48 feet to the South line of said North ten (10) acres; thence, departing said West right-of-way line, South 85°44'26" East, along said South line of said North ten (10) acres, 50.00 feet to the Point of Beginning, containing 12,554 square feet, be and the same is hereby vacated. Said vacation is subject to the following conditions:

1. The applicant shall retain all utility easements and protect facilities required by AT&T.
2. The applicant shall retain all utility easements and protect facilities required by Evergy.
3. The applicant shall retain all utility easements and protect facilities required by Spectrum Charter.
4. The applicant shall retain all utility easements and protect facilities and no structures shall be built within the easement. Access must be provided for the Kansas City Water Services Department for maintenance and repair of facilities within the easement as required by the Kansas City Water Services Department.

Section 6. All Ordinances or parts of Ordinances in conflict with this Ordinance are, in so much as they conflict with this Ordinance, hereby repealed.

`..end`

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

Sara Copeland, FAICP
Secretary, City Plan Commission

STATE OF MISSOURI)
) ss.
COUNTY OF)

On the ____ day of _____, 20____, before me, a Notary Public in and for said County, personally appeared _____ to me known to be the City Clerk of Kansas City, Missouri, in the above and foregoing ordinance mentioned, and acknowledged the said ordinance to be the act and deed of said Kansas City, duly passed by the Council of said City, and became effective as herein stated.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in Kansas City, Missouri, the day and year first above written.

My term expires _____, 20____.

Notary Public within and for

County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

I, the undersigned, Recorder of Deeds within and for the County aforesaid, do hereby certify that the foregoing instrument of writing was on the _____ day of _____, A.D. 20____, at _____ o'clock _____ minutes M., duly filed for record in this office, and with certificate of acknowledgment thereon endorsed, is recorded in the records of this office in Book _____, at page _____.

In Testimony Whereof, I hereunto set my hand and affix the seal of said office at Kansas City, Missouri, this day and year last aforesaid.

Recorder

By _____
Deputy



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260653

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Vacating approximately 13,000 square feet of public right-of-way in Zoning District B1-1 (Commercial) and B4-1 (Commercial) generally located along Charlotte Street, north of East 134th Street, and directing the City Clerk to record certain documents. (CD-ROW-2026-00013)

Discussion

The applicant is requesting the vacation of Charlotte Street north of East 134th Street. The existing roadway is paved and improved; however, it does not meet current City standards, as it lacks curb, gutter, and sidewalks. The applicant owns the property on both sides of the right-of-way proposed for vacation. The vacation will allow the applicant to secure the site and allow for potential future development.

The subject property will continue to have access from Charlotte Street to the south, as well as from East 124th Street, which terminates at the property.

Both public and private utilities are located within the existing public right-of-way. Public utilities include street lighting and water infrastructure. Private utilities within the right-of-way include Spectrum Charter, Evergy, and AT&T.

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 the vacation of right-of-way. .

3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the vacation of right-of-way.
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 the vacation of right-of-way.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance authorizing the vacation of right-of-way.

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 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):
 - ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - ☐ Increase and support local workforce development and small and locally owned businesses.
 - ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.

- ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
- ☐

Prior Legislation

There is no prior legislation for this right-of-way.

Service Level Impacts

Not applicable as this is an ordinance authorizing the vacation of right-of-way.

Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored
☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Approval with Conditions

Other Impacts

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

Not applicable as this is an ordinance authorizing the vacation of right-of-way.
(Press tab after selecting)

Not applicable as this is an ordinance authorizing the vacation of right-of-way.
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 the vacation of right-of-way.

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 the vacation of right-of-way.

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

No(Press tab after selecting)



File #: 260654

ORDINANCE NO. 260654

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 1.7 acres generally located at the northeast corner of East 137th Street and Holmes Road in District B3-2 to allow for a third principal structure to be built on the site. (CD-CPC-2026-00060)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-2 (Community Business) generally located at the northeast corner of East 137th Street and Holmes Road, and more specifically described as follows:

The North Half of Lot 3, Emrich's Addition, a subdivision in Kansas City, Jackson County, Missouri, except that part deeded to the State of Missouri, acting by and through the Missouri Highway and Transportation Commission as set forth in the Warranty Deed recorded March 28, 2001 as Document No. 2001K0015741 and Document No. 2001K0015742.

and

The South Half of Lot 3 and the North Half of Lot 4, Emrich's Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, except that part deeded to the State of Missouri, acting by and through the Missouri Highway and Transportation Commission as set forth in the Warranty Deed recorded March 28, 2001 as Document No. 2001K0015741 and Document No. 2001K0015742.

is hereby approved, subject to the following conditions:

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
2. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation.
3. 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.

4. 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.
5. 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.
6. Prior to issuance of any certificate of occupancy, the lots must be consolidated by a City approved process.
7. Prior to issuance of any certificate of occupancy, the applicant shall gain approval of an alternative bicycle parking plan.
8. Prior to issuance of the final certificate of occupancy, the applicant must provide photographic evidence that landscape beds along Holmes Road have been cleared of weeds and excess brush.
9. A Knox Box shall be provided near the main entrance to the building. (IFC 2018 § 506.1)
10. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works Department) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC 2018: § 503.2.1)
11. Fire hydrant distribution shall follow IFC 2018 Table C102.1.
12. The developer shall provide fire lane signage on fire access drives.
13. Fire hydrants shall be installed and operable before the arrival of any combustible building materials onto the site. (IFC 2018 § 501.4 and 3312.1; NFPA 241 2013 § 8.7.2)
14. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri. (IFC 2018 § 903.3.6; NFPA 13 2010 § 6.8.1)

15. The Fire Department Connection (FDC) shall not be located that obstructs access/egress to the building when in use. (IFC 2018 § 912.2)
16. 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)
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. The developer shall provide Fire Department access roads before construction/demolition projects begin. (IFC 2018 § 501.4 and 3310.1; NFPA 241 2013 § 7.5.5)
19. The developer shall provide an approved temporary turnaround feature (i.e. cul de sac, hammerhead) for all dead-end streets in excess of 150 feet in length. (IFC 2018: § 503.2.5)
20. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC 2018 § 507.1)
21. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access. (IFC 2018 § 912.2.1)
22. All required Fire Department access roads shall be an all-weather surface. Grass pavers are not permitted. (IFC 2012: § 503.2.3)
23. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC 2018: § 503.2.4)
24. Proposed buildings shall have a Fire Department access road within 150 feet of any exterior portion of the structure. (IFC 2018: § 503.1.1)
25. The developer shall provide a note on the plans for residential units to have 180 degree eye viewers, such as peep holes, at the time of building plan review.
26. The developer shall provide a note on the plans indicating the use of metal door frames or jamb braces on the multi family unit exterior doors at the time of building plan review.
27. The developer shall pay the arterial street impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.

28. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
29. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of the Kansas City Water rules and regulations.
30. Water/sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
31. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
32. The developer shall show the limits of the 100 year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100 year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Kansas City Water Services Department.
33. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain.
34. The developer shall submit a storm drainage analysis from a Missouri licensed civil engineer to the Kansas City Water Services Department, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and the developer shall secure permits to construct any improvements as required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.
35. 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 recording the plat or 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.
36. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
37. 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, by making application under said code for a minor subdivision and submitting and recording a lot consolidation plat or replatting the property in accordance therewith.

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 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 #: 260654

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 1.7 acres generally located at the northeast corner of East 137th Street and Holmes Road in District B3-2 (commercial) to allow for a third principle structure to be built on the site of the existing recovery center. (CD-CPC-2026-00060)

Discussion

The applicant is seeking approval of a Development Plan in District B3-2 (Commercial) on approximately 1.7 acres generally located at the northeast corner of East 137th Street and Holmes Road. The request would allow the construction of a third principal structure on the site of the existing recovery center.

The proposal includes consolidating the two existing parcels into a single lot. The Development Plan would permit three buildings on the newly created lot, allowing for the expansion of the existing recovery center.

The proposed building will have a footprint of approximately 6,693 square feet. A total of 50 parking spaces are provided throughout the site. The new building is proposed on the east side of the property, behind the existing northern building. No changes are proposed to the existing parking area adjacent to Holmes Road. Vehicular access will continue to be provided from the existing driveway on Holmes Road. Pedestrian connections are proposed between all three buildings. In addition, the applicant is providing a striped pedestrian path to Holmes Road; however, there are currently no public sidewalks along the frontage to connect to. Holmes Road is identified on the Major Street Plan, and sidewalks will be constructed by the City when funding becomes available.

Existing vehicular use area landscaping provides screening between the parking lot and Holmes Road. The applicant is not proposing any modifications to the existing landscaping.

The proposed building materials and architectural design are consistent with the existing buildings on the site. The new structure will be constructed primarily of gray Hardie Plank siding.

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 the development of private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the development of 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 the development of 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 the development of 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)

This ordinance has no 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):
 - ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - ☐ Increase and support local workforce development and small and locally owned businesses.
 - ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
 - ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
 - ☐

Prior Legislation

There is no prior legislation for this site.

Service Level Impacts

Not applicable as this is an ordinance authorizing the development of private property.

Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored
☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing the development of 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 the development of private property.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing the development of 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 the development of 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 the development of 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 the development of 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)



Legislation Text

File #: 260655

ORDINANCE NO. 260655

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 8 acres in District B3-4 generally located on the east side of North Oak Trafficway at Northeast Hill Street to allow a 24 unit townhouse development. (CD-CPC-2026-00070)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-4 (Community Business) generally located at on the east side of North Oak Trafficway at Northeast Hill Street, and more specifically described as follows:

A tract of land in the Northeast quarter of Section 11, Township 50, Range 33, Kansas City, Clay County, Missouri including Lot 10, Braecklein's Subdivision except that part thereof in U.S. Highway No. 169 more particularly described as follows: Commencing at the center corner of said Section 11, being a 2" aluminum monument in a monument box (Grid N: 1089761.88', Grid E: 2766896.86'); Thence South 89°07'19" East, a distance of 57.98 feet to the East right of way of U.S. Highway 169 (aka North Oak Trafficway), as now established, and the true POINT OF BEGINNING; Thence North 01°28'37" East, along said East right of way line, a distance of 298.13 feet; Thence North 88°31'18" West, continuing along said East right of way line, a distance of 20.00 feet; Thence North 01°28'42" East, continuing along said East right of way line, a distance of 191.68 feet; Thence South 89°05'47" East, a distance of 237.65 feet; Thence South 01°47'48" West, a distance of 489.95 feet; Thence South 89°07'19" East, a distance of 288.13 feet to a point on the West right of way of Cherry Street, as now established; Thence South 01°45'02" East, along said West right of way line, a distance of 451.25 feet; Thence North 89°02'23" West, a distance of 537.87 feet to a point on said East right of way line; Thence North 00°18'56" East, along said East right of way line, a distance of 298.58 feet; Thence North 01°32'14" East, continuing along said East right of way line, a distance of 25.41 feet; Thence South 88°31'24" East, continuing along said East right of way line, a distance of 25.22 feet; Thence North 01°39'00" East, continuing along said East right of way line, a distance of 74.34 feet; Thence North 88°31'51" West, continuing along said East right of way line, a distance of 10.00 feet; Thence North 01°28'37" East, continuing along said East right of way line, a distance of

51.86 feet to the true POINT OF BEGINNING. Containing 345,463 square feet or 7.93 acres more or less.

is hereby approved, subject to the following conditions:

1. 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.
2. Prior to issuance of a building permit the applicant must gain approval of a vacation of right-of-way adjacent to North Oak Trafficway as identified in this plan.
3. 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.
4. 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.
5. 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.
6. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation.
7. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
8. The applicant shall provide elevations of the proposed barrier on the eastern side of the site with the permit application. This should be complimentary to the proposed development and not constructed of chain link fencing.
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. 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)
11. 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)
12. Fire hydrant distribution shall follow IFC 2018 Table C102.1.
13. The developer shall provide Fire Department access roads before construction/demolition projects begin. (IFC 2018 § 501.4 and 3310.1; NFPA 241 2013 § 7.5.5)
14. All required Fire Department access roads shall be an all-weather surface. Grass pavers are not permitted. (IFC 2012: § 503.2.3)
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. Required Fire Department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC 2018: § 503.2.3)
17. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC 2018: § D104.1) Aerial fire apparatus roads must be 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).
18. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC 2018: § 503.2.4)
19. The developer shall provide fire lane signage on fire access drives.
20. The developer shall provide a note on the plans indicating the use of metal door frames or jamb braces on exterior doors at the time of building plan review. City Planning and Development Department.
21. 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 Section 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 2026 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.

22. The developer shall submit a streetscape plan with street tree planting plan per Section 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.
23. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash in lieu of preservation or mitigation planting, or any combination thereof in accordance with Section 88-424. Should the developer choose to pay cash in lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in Section 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
24. 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.
25. The developer shall petition for the vacation of the nonuniform right-of-way area along N. Oak Trafficway as shown on the development plan and relocate sewers, if applicable, as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.
26. 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.

27. 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.
28. No water service tap permits will be issued until the public water main is released for taps.
29. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
30. The developer shall submit water main extension plans for an 8" DIP water main approximately 650' long. The plans shall be prepared by a Missouri professional engineer and submitted through CompassKC under the WME workflow for review, acceptance and contracts (permits). The plans shall follow the Kansas City Water Services rules and regulations for water main extensions and relocations. The plans shall be under contract (permit) prior to final plat recording or building permit issuance whichever occurs first.
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. Easements shall be per the Kansas City Water Services Department matrix easement.
32. 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.
33. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri licensed civil engineer to the Kansas City 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 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 as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Kansas City Water Services Department.
34. 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 or outside the plat and include said document(s) within the public improvement applications submitted for permitting. Off-site improvements will require performance and maintenance bonds to be posted for permitting if determined to be necessary by the Director of the Kansas City Water Services Department.

35. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
36. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
37. 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 recording the plat or 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.
38. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
39. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
40. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Kansas City Water Services Department, prior to issuance of any stream buffer permits.
41. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
42. All agreement and easement documents shall be submitted using IB159 to an Infrastructure Review Application on CompassKC for review and approval by the Kansas City Water Services Department prior to issuance of any 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 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 #: 260655

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 8 acres generally located on the east side of North Oak Trafficway at Northeast Hill Street in District B3-4 (Commercial) to allow a 24 unit townhouse development. (CD-CPC-2026-00070)

Discussion

The applicant is seeking approval of a major amendment to a previously approved Development Plan in District B3-4 acres generally located on the east side of North Oak Trafficway at the intersection of NE Hill Street.

In October 2025 the applicant gained approval of a Development Plan to permit 3 multi-unit residential buildings with 167 units. The updated proposal constitutes a major amendment due to the extensive site modification from the previous approval. The updated proposal will replat the existing unplatted parcels into 24 lots and one tract to accommodate 24 townhouse units. No deviations from the standards of the B3-4 Zoning District are requested.

The development includes 6 groupings of 4 townhouse units. Each townhouse will have its own garage and parking space on the eastern side of the building. There are 8 additional parking spaces within the common tract for guests. Vehicular access will be provided from two curb cuts along North Oak Trafficway on the west side of the site, with internal circulation routed to the east behind the buildings. No access is provided on the eastern side of the site due to elevation change of 40 feet. This area will be left undisturbed.

Pedestrian connections are proposed along the north and south property lines and two connections between the buildings to ensure site connectivity.

The landscape plan includes street trees, building-adjacent plantings, and interior parking lot landscaping. Proposed species include Eastern Redbud, Autumn

Brilliance Serviceberry, Swamp White Oak, Regal Prince Oak, Hydrangea, Gem Box Inkberry Holly, Sea Green Juniper, and Fairview Yew.

The architectural design incorporates materials and articulation compatible with surrounding development. Primary materials include brick veneer and cement lap siding.

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 the development of private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the development of 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 the development of 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 the development of 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)

This ordinance has no 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):
 - ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - ☐ Increase and support local workforce development and small and locally owned businesses.
 - ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
 - ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
 - ☐

Prior Legislation

CD-CPC-2025-000121 & CD-CPC-2025-000122 - Ordinance 250908 approved a rezoning of about 5.5 acres generally located on the east side of North Oak Trafficway at Northeast Hill Street from District B3-2 to District B3-4 and approved a development plan on approximately 9.5 acres to allow for multi-family residential development. Approved October 30, 2025.

Service Level Impacts

Not applicable as this is an ordinance authorizing the development of private property.

Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored

☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Approval with Conditions

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing the development of 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 the development of private property.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing the development of 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 the development of 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 the development of 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 the development of 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 #: 260661

ORDINANCE NO. 260661

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved UR Plan on about 13.64 acres in District UR generally located at the southwest corner of East Linwood Boulevard and Gillham Plaza to allow outdoor storage of 25 trucks and installation of a 10-foot fence. (CD-CPC-2026-00069)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District UR (Urban Redevelopment) generally located at the southwest corner of East Linwood Boulevard and Gillham Plaza, and more specifically described as follows:

Lot 2, Midtown Market Place, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, recorded as Document No. 2000K0047814 in the office of the Jackson County recorder of deeds at Kansas City, Missouri

is hereby approved, subject to the following conditions:

1. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation.
2. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
4. 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.

5. 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.
6. The developer shall secure approval of a UR final plan from the City Planning and Development Department, Development Management Division staff, prior to any building permit.
7. Outdoor storage is only allowed in the designated area as shown on the site plan. Any expansion of the use will need to comply with 88-516-06.
8. The ADA path shall have a painted crosswalk shown on the UR final plan and placed on site for areas where there are pedestrian and vehicular interaction.
9. Any future facade changes shall comply with the boulevard and parkway standards or receive approval of a variance prior to the issuance of any permits.
10. All required Fire Department access roads shall be an all-weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
11. The developer shall provide Fire Department access roads before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
12. 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)
13. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
14. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft-6 in. clearance height. Check with Streets & Traffic (KCMO Public Works Department) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
15. Linwood Boulevard and Gillham Plaza are both classified as boulevards; therefore, any new developments, façade changes, or additions as listed in the applicability section of 88-232-01-A, shall comply with the parkway and boulevard standards or be granted a variance from the Board of Zoning Adjustments prior to obtaining a building permit.
16. 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.

17. 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.
18. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.

Section B. That the development plan described above is hereby approved with the following deviations from Chapter 88, Code of Ordinances:

1. A deviation to 88-323-02-D.2, to allow for a 10-foot-tall decorative fence around the outdoor storage area.

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 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 #: 260661

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 major amendment to a previously approved UR Plan to allow a second use (outdoor storage) on about 13.64 acres located at 241 E Linwood Boulevard. (CD-CPC-2026-00069.

Discussion

The major amendment request is to allow a second use to a previously approved UR Plan. The second use would allow 22,286 square feet of outdoor storage providing a storage area for 25 truck stalls to the north of the existing gasoline and fuel service station.

The applicant is proposing 4 new shipping docks on the southeastern side of the building, improvements to the median between the Home Depot and Costco lots, re-installation of the median along Gillham Boulevard, improved landscaping, and improved lighting.

The applicant is requesting a deviation to the Boulevard and Parkway Standards to allow a 10 foot tall decorative fence around the outdoor storage area.

The City Plan Commission heard the application at the July 15, 2026 hearing. There were multiple letters of public testimony submitted and attached to the staff report. There is an additional packet of public testimony letters attached to the ordinance request of testimony submitted after the publication of the staff report. The City Plan Commission heard testimony in opposition at the hearing.

City Staff and the City Plan Commission recommended approval, subject to 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 a zoning ordinance approving a second use on the subject project.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance approving a second use on the subject project.
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 approving a second use on the subject project.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a zoning ordinance approving a second use on the subject project.

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 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):

- ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
- ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
- ☐ Increase and support local workforce development and small and locally owned businesses.
- ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
- ☐

Prior Legislation

Ordinance No. 991374 - approved an amendment to a previously approved development plan in District URD on an approximately 32 acre tract of land located at the southeast corner of Main Street and Linwood Boulevard, approved November 23, 1999. (10744-URD-6)

Service Level Impacts

Not applicable as this is a zoning ordinance approving a second use on the subject project.

Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored
☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Click or tap here to provide reasoning.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance approving a second use to the subject project.
2. How have those groups been engaged and involved in the development of this ordinance?
Major Amendments to previously approved plans require public engagement. The applicant hosted a meeting on July 7, 2026 in compliance with the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?
The application was reviewed against the KC Spirit Playbook and was reviewed against the Sustainable & Equitable Growth and Well Designed City goals where it received a medium alignment. It was also reviewed against the Midtown/Plaza Area Plan, and also received a medium alignment during the review.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

N/A
N/A
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:
N/A
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 #: 260662

ORDINANCE NO. 260662

Sponsor: Director of City Planning and Development Department

Approving the designation of Dunford Place to the Kansas City Register of Historic Places (HO Overlay) on an area of about eight acres generally located on the west side of Grandview Road approximately 115 feet south of East 107th Terrace. (CD-CPC-2026-00049)

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-1552, rezoning an area of approximately eight acres generally located on the west side of Grandview Road approximately 115 feet south of east 107th Terrace from District R-80 (Residential) to R-80/HO (R-80/Historic Overlay), said section to read as follows:

Section 88-20A-1552, That an area legally described as:

Beginning at a point 436.6 feet South of the Northeast corner of Section 3, Township 47N, Range 33W, measured along the East line of said Section; thence West 695 feet to an iron pin; thence South 556.0 feet to an iron pin; thence East 695 feet to the East line of said Section 3; thence North along said East line of said Section, 556 feet to the point of beginning, less that part taken or used for road purposes.

it is hereby rezoned from District R-80 (Residential) to R-80/HO (R-80/Historic Overlay), all as shown outlined on a map marked Section 88-20A-1552, 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 Dunford Place was built circa 1912. Dunford Place would be eligible under the National Register of Historic Places Criterion B in the areas of POLITICS/GOVERNMENT and SOCIAL HISTORY for its association with Frank Walsh, a prominent Kansas City attorney that advocated for labor unions and served on many local and national commissions.

Section C. That the Historic Preservation Commission recommended approval of the designation of Dunford Place at 10804 Grandview Road to the Kansas City Register of Historic Places (H/O Overlay) on April 3, 2026.

Section D. That the City Plan Commission recommended approval of the inclusion of the property on the Kansas City Register of Historic Places (H/O Overlay) on June 3, 2026.

Section E. 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

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260662

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 designation of The Dunford Place at 10804 Grandview Road to the Kansas City Register of Historic Places (H/O Overlay). (CD-CPC-2026-00049)

Discussion

The applicant is requesting The Dunford Place be placed on the Kansas City Register of Historic Places (H/O Overlay).

Dunford Place is eligible under National Register of Historic Places Criterion B, historic listing for association with individuals important to history, for its association with Frank Walsh, who was an important figure in Kansas City, Missouri political and social history from 1891 until his death in 1939.

The property owner initiated the designation and wrote the nomination. The Historic Preservation Commission reviewed the nomination on April 3, 2026 and found that the Dunford Place meets the review criteria set out in the U.S. Department of the Interior's National Register of Historic Places under Criterion B for persons significant to history.

The City Plan Commission heard the request at the June 3, 2026 hearing. There was no public testimony. The City Plan Commission voted 6-0 to approve the request.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?

No funding source applicable to this case. This is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the area in question as a historic district.

3. How does the legislation affect the current fiscal year?
Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.
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 Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.

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 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, affordable housing, and improve resident wellbeing and cultural diversity.

- ☒ Maintain and increase 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.
- ☐ Promote healthy residents by ensuring basic sanitation and living needs are met.
- ☐ 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

There is no relevant prior legislation relating to this property.

Service Level Impacts

Not applicable

Staff Recommendation

Historic Preservation Commission – Recommend Approval, City Planning and Development, Historic Preservation Division – Recommend Approval, City Plan Commission – Recommend Approval.

Select One: ☒ Sponsored
☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

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?

This ordinance does not require public engagement.

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

The greenest building is the one that already exists.

4. Does this legislation create or preserve new housing units?

Yes (Press tab after selecting)

Total Number of Units 2

Number of Affordable Units (unknown)

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:

No funding source applicable to this case. This is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the area in question as a historic district

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 #: 260399

[COMITTEE SUBSTITUTE FOR] ORDINANCE NO. 260399

Sponsor: Mayor Quinton Lucas

COMMITTEE SUBSTITUTE

Directing the City Manager to develop and publish a plain-language vacant property maintenance guide consolidating existing standards applicable to owners of vacant buildings and structures under Chapters 26, 48, and 56 of the Code of Ordinances, to make such guide publicly available and provide it to registrants under Article VI of Chapter 56, and to develop and implement a city-wide vacant property registration outreach campaign; and appropriating funds from the Development Services Fund to carry out these purposes.

WHEREAS, vacant and unsecured buildings pose significant risks to public safety, invite unauthorized entry, and contribute to the deterioration of surrounding neighborhoods; and

WHEREAS, early intervention through proper mothballing and securing of vacant structures can prevent minor deterioration from escalating into dangerous-building conditions requiring costly remediation or demolition; and

WHEREAS, mothballing measures should function as temporary stabilization tools, not as substitutes for maintenance, rehabilitation, or good-faith sale, with clear standards to protect the structural integrity and character-defining features of affected buildings; and

WHEREAS, standardizing communications about the board-up process, including adherence to National Fire Protection Association (NFPA) standards for marking vacant structures, enhances the safety of emergency responders; and

WHEREAS, the Code of Ordinances already establishes comprehensive standards governing the maintenance, securing, and upkeep of vacant buildings and structures, including requirements found in Chapters 26, 48, and 56 of this code; and

WHEREAS, public engagement surrounding recent vacant property legislation has revealed that many property owners are unaware of their existing obligations under the code, not because those obligations are absent, but because they are dispersed across multiple chapters and not easily accessible to a general audience; and

WHEREAS, the most effective near-term intervention is not the creation of new code requirements, but rather clear and accessible communication of existing ones; and

WHEREAS, the City's expanded vacant property registration requirements enacted pursuant to Ordinance No. 260401 provide a natural point of contact at which property owners can be informed of their maintenance obligations; and

WHEREAS, a plain-language guide consolidating these existing standards, made available online and provided directly to registrants, will improve voluntary compliance, reduce the incidence of neglected vacant properties, and support the goals of the City's broader vacant property strategy; and

WHEREAS, a robust and coordinated outreach campaign is necessary to inform property owners city-wide of their registration obligations under the expanded requirements enacted by Ordinance No. 260401, ensure that those requirements are understood and followed, and reduce the number of unregistered vacant properties; and

WHEREAS, Missouri law provides neighborhood associations and residents with independent legal tools to address vacant and blighted properties, including the nuisance action remedy under RSMo § 82.1025 and the Missouri Abandoned Housing Act, RSMo §§ 447.620 to 447.640; and

WHEREAS, awareness of these remedies among Kansas City residents and neighborhood associations is limited, and including plain-language information about these tools in the vacant property maintenance guide developed pursuant to this ordinance will empower neighborhoods to take an active role in addressing vacant and blighted properties alongside the City's own enforcement efforts; and

WHEREAS, combining the education guide and the registration outreach campaign into a single coordinated effort will maximize the reach and effectiveness of both, reduce administrative duplication, and ensure that property owners receive consistent and comprehensive information about both their maintenance obligations and their registration requirements; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF KANSAS CITY:

Section 1. Section 1. The City Manager is hereby directed to develop a plain-language vacant property maintenance guide within 120 days of the effective date of this ordinance. Such guide shall:

(a) Consolidate, in accessible and non-technical language, the existing obligations of owners of vacant buildings and structures under Chapters 26, 48, and 56 of the Code of Ordinances, including but not limited to requirements relating to:

- i. Securing All Openings. All windows, doors, and other openings shall be secured to prevent unauthorized entry. Securing shall include all openings; partial securing is prohibited. Materials shall be properly fitted, maintained, and installed in a professional manner.

- ii. Building Envelope Protection. The building shall be maintained in a weather-tight condition, including:
 - i. A sound roof that is free of leaks or structural failure;
 - ii. Intact exterior walls and foundation without significant cracks, breaches, or deterioration; and
 - iii. Prompt repair or sealing of any openings or breaches that develop after the initial mothballing.
 - iii. Water and Utility Management. All water lines shall be drained or otherwise secured to prevent leakage, pipe failure, or freezing. All utilities shall be properly disconnected or maintained in a safe condition.
 - iv. National Fire Protection Association (NFPA) Marking for Emergency Responders. Vacant structures shall comply with the provisions of the adopted International Fire Code, Chapter 26 Code of Ordinances, regarding Hazard Identification Signs in conformance with NFPA 704 and applicable NFPA standards and regarding placards marking vacant buildings to protect the safety of emergency responders.
 - v. Fencing and Site Security. Where necessary to protect public safety or prevent repeated unauthorized access, the director or the director's authorized representative may require installation of fencing or other appropriate barriers.
 - vi. Exterior Maintenance. The building and surrounding property shall be maintained free of:
 - i. Accumulated debris or trash
 - ii. Excessive vegetation or overgrowth
 - iii. Graffiti or visible blighting conditions
 - vii. Enhanced Measures for Problematic Buildings. The Director may require enhanced securing measures, including but not limited to reinforced boarding, additional barriers, or increased inspection frequency, for any property with a documented history of unauthorized entry, repeated code violations, or significant risk of harm to the public.
- (b) Clearly describe the consequences of non-compliance, including:
- (1) The fine structure applicable to violations of Chapter 56, Article VI, including court penalties and administrative citation fines as provided in Sections 56-580

and 56-581 of this code, and the escalating nature of fines for repeat or continuing violations;

- (2) The semiannual fee structure applicable to chronically vacant nuisance properties, vacant commercial properties, and vacant unimproved properties as provided in Section 56-583 of this code, including the escalating fee schedule for properties that remain vacant across multiple semiannual periods;
- (3) The City's authority under Chapters 48 and 56 to abate nuisance conditions and perform necessary securing or maintenance work on non-compliant vacant properties, and to recover the costs of such abatement as a lien against the property; and
- (4) The availability of appeals, waivers, and financial hardship relief as provided under Article VI of Chapter 56, including the role of the Property Maintenance Appeals Board;

(c) Describe the tools available to neighborhood associations and residents to pursue independent action with respect to vacant and blighted properties, including:

- (1) The nuisance action remedy available under RSMo § 82.1025, which authorizes property owners within 1,200 feet of a nuisance property, and neighborhood organizations acting on their behalf, to bring a civil action in circuit court seeking injunctive relief against the property owner, provided that written notice of intent to file has been mailed to the property owner and the city at least 60 days prior to filing; and
- (2) The Missouri Abandoned Housing Act, RSMo §§ 447.620 to 447.640, which authorizes qualifying nonprofit organizations to petition the circuit court for temporary possession and, upon completion of rehabilitation, title to a vacant property that constitutes a nuisance or blight, where the property owner has failed or refused to repair the property; and
- (3) Local organizations and legal resources available to assist neighborhood associations in pursuing either remedy, including Legal Aid of Western Missouri and Neighborhood Legal Support of Kansas City.

(d) Be published on a publicly accessible page of the City's website; and

(e) Be provided to all owners registering or renewing registration of vacant property pursuant to Article VI of Chapter 56 of the Code of Ordinances.

Section 2. The City Manager is hereby further directed to develop and implement a city-wide vacant property registration outreach campaign, to be known as the Registration Sprint, within 120 days of the effective date of this ordinance. The Registration Sprint shall:

(a) Notify all known and suspected vacant property owners city-wide of their registration obligations under Article VI of Chapter 56 of the Code of Ordinances, with particular emphasis on the expanded requirements enacted by Ordinance No. 260401;

(b) Incorporate and distribute the plain-language vacant property maintenance guide developed pursuant to Section 1 of this ordinance as a core component of outreach materials;

(c) Utilize multiple outreach channels to maximize reach, which may include direct mail, digital communications, community meetings, and coordination with neighborhood organizations, community development corporations, and other stakeholders; and

(d) Include outreach materials available in multiple languages consistent with the City's language access obligations.

Section 3. That the City Manager is hereby directed to allocate funding for the Vacant Property Education Campaign in the amount of \$50,000 as part of the first quarter FY2026-27 budget analysis, subject to availability of funds in the Development Services Fund.

..end

Approved as to form:

Bret Kassen
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260399

Submitted Department/Preparer: Neighborhoods

Revised 01/30/25

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

Amending Chapter 56 of the Code of Ordinances by enacting a new Section 56-548 to create minimum standards for the securing and mothballing of vacant buildings to prevent deterioration, protect public safety, and reduce negative neighborhood impacts.

Discussion

Click or tap here to provide [detailed information, analysis, and any applicable CREO goals](#) on this topic.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
General Fund from NSD Preservation or Dangerous Buildings budgets.
3. How does the legislation affect the current fiscal year?
Instances where City is authorized to abate would require expenditure from funds appropriated to either NSD Preservation or Dangerous Buildings for similar work, already performed under Chapter 48 and 56.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Yes, this would be a recurring impact to the budget for NSD.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

No, costs expended would require a lien to be placed on the property for some future reimbursement.

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)

Confirmed NSD Preservation and Dangerous Buildings are funded from the General Fund. Unknown cost at this time.

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, affordable housing, and improve resident wellbeing and cultural diversity.
 - ☒ Maintain and increase 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.
 - ☐ Promote healthy residents by ensuring basic sanitation and living needs are met.
 - ☒ 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

There should not be an impact to services levels, as this work is currently enforced through Chapter 48 and 56.

Staff Recommendation

Click or tap here to enter department.

Select One: ☒ Sponsored

☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend

☐ Do Not Recommend

☐ Not Applicable

Supports continued implementation of Chapter 48 and 56 in regard to vacant structures in addition to the intention of Resolution No. 250912.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Prevents access to vacant structures and potential safety issues. No health impact to owners of mothballed structures.
2. How have those groups been engaged and involved in the development of this ordinance?
No
3. How does this legislation contribute to a sustainable Kansas City?
Preventing the deterioration of vacant buildings keep the structure available for future use. Demolition of dangerous or deteriorated building creates waste and reduces housing stock.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units Potentially preserved for new housing units.

Number of Affordable Units unknown

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 #: 260400

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 260400

Sponsor: Mayor Quinton Lucas

COMMITTEE SUBSTITUTE

Amending Chapter 88 of the Code of Ordinances, the Zoning and Development Code, by repealing and replacing Section 88-585-02, to authorize administrative approval of certificates of appropriateness for orders to repair issued pursuant to Chapters 48 and 56 for historic structures.

WHEREAS, vacant and deteriorating buildings pose significant risks to public safety, neighborhood stability, and the long-term vitality of Kansas City communities; and

WHEREAS, the City of Kansas City has a compelling interest in preserving its historic structures, which represent irreplaceable cultural, architectural, and economic assets for the city and its residents; and

WHEREAS, property owners who are willing to stabilize and repair historic structures subject to orders to repair issued pursuant to Chapters 48 or 56 may be impeded by the time required to obtain Historic Preservation Commission review prior to commencing such repairs; and

WHEREAS, authorizing the city planning and development director or their designee to issue administrative certificates of appropriateness for repairs ordered pursuant to Chapters 48 or 56, subject to compliance with the U.S. Secretary of the Interior's Standards for Rehabilitation and reporting to the Historic Preservation Commission, will expedite the stabilization of historic structures while maintaining appropriate preservation standards; and

WHEREAS, this administrative approval pathway applies solely to orders to repair and does not extend to orders to demolish; and

WHEREAS, the Kansas City Historic Preservation Commission and Resolution No. 250912 support upstream interventions to prevent historic structures from deteriorating to the point of dangerous-building designation, including mandatory minimum maintenance standards and mothballing requirements; and

WHEREAS, this amendment is consistent with the KC Spirit Playbook Historic Preservation Community Supported Action to strengthen and streamline the historic preservation ordinance, and with Action #9 to ensure the compatibility of new development and discourage

the destruction of sound, older buildings in neighborhoods with a cohesive character; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-585-02, Emergency Repairs, and enacting in lieu thereof a new section of like number and subject matter, to read as follows:

88-585-02 EMERGENCY REPAIRS AND VIOLATIONS OF CHAPTER 48 OR 56

88-585-02-A. If any emergency situation exists, temporary repairs required to prevent imminent damage to a structure may be authorized by the city planning and development director, subject to review by the historic preservation commission.

88-585-02-B. Within 48 hours after the repairs are made, the person making such authorized temporary repairs must notify the city planning and development director. If any work intended to be permanent was performed or is to be performed, a certificate of appropriateness must be obtained in accordance with the procedures of this article.

88-585-02-C. If a structure has been determined to be a dangerous building in an order to repair issued pursuant to chapters 48 or 56 of the Code of Ordinances, including but not limited to an order determining such structure is a dangerous building pursuant to section 56-535 of the code, the city planning and development director or their designee may issue a certificate of appropriateness to correct the violations of Chapters 48 or 56 in a manner that is in accordance with the U.S. Secretary of the Interior's Standards for Rehabilitation without prior review and approval of the historic preservation commission. Such approvals will be reported to the historic preservation commission at their next regularly scheduled meeting. This subsection 88-585-02-C shall not apply to orders to demolish and shall not be construed as authorizing the demolition of a structure without prior review by the historic preservation commission.

..end

Approved as to form:

Julian Langenkamp
Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 260400**



File #: 260401

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 260401

Sponsor: Mayor Quinton Lucas

COMMITTEE SUBSTITUTE

Amending Chapter 56, Code of Ordinances, by repealing Article VI, Registration of vacant properties and foreclosing properties, and enacting a new article of like number and subject matter, including a new Section 56-583, Semiannual fees for chronically vacant nuisance property, vacant commercial property, and vacant unimproved property, to expand vacant property registration to unimproved vacant land and vacant commercial property, add required disclosure of plans or intent for vacant property; establish procedures for investigating and identifying chronically vacant nuisance properties and assess a flat semiannual \$200.00 fee for chronically vacant nuisance properties; escalating semiannual fees of \$500.00 - \$1,000.00 for vacant commercial properties, and escalating semiannual fees of \$100.00 - \$200.00 for vacant unimproved properties; establish financial hardship criteria and waiver procedures for owners unable to pay registration fees; and amending Chapter 2, Code of Ordinances, Section 2-1722, to update payment provisions for non-installment assessments and special tax bills.

WHEREAS, vacant and foreclosing properties often create health and safety hazards, attract vandalism and other criminal activity, lower property values, and impose extra costs on local governments for additional police, fire and other resources; and

WHEREAS, unimproved vacant land can pose many of the same risks as vacant improved properties, including attraction of illegal dumping, criminal activity, and blighting conditions that reduce property values and degrade the quality of life in surrounding neighborhoods; and

WHEREAS, the City has required owners of vacant or foreclosing properties to register those properties with the City pursuant to Chapter 56, Code of Ordinances, Article VI, but the existing registration framework applies only to improved residential properties with structures, leaving unimproved vacant properties outside its scope; and

WHEREAS, the City Council finds that expanding registration requirements to include unimproved vacant land and vacant commercial property is consistent with the purpose of Article VI and will improve the City's ability to identify, monitor, and engage with owners of all vacant properties; and

WHEREAS, RSMo. § 67.399 authorizes municipalities to establish a process by which an owner of property with a residential structure, or commercial property with multiple dwelling

units, that is vacant for at least six months and characterized by housing code violations may be required to pay a registration fee upon a municipality's investigation and determination that such property meets these criteria; and

WHEREAS, the City desires to maintain its registration requirement for vacant properties, while enacting a new section, 56-586, Semiannual fee for chronically vacant nuisance property, vacant commercial property, and vacant unimproved property, assessing escalating fees against the owner of any property that is, in any semiannual period, investigated and found to have met the criteria set forth in RSMo. § 67.399; and

WHEREAS, City's new proposed section, 56-586, authorizes City inspection and identification of any properties known or believed to meet the criteria set forth in RSMo. § 67.399, and the assessment of a fee for any such properties investigated and found to have met such criteria within a semiannual period, while requiring both notice to owners of this determination and affording them the opportunity to appeal this determination or avoid the fee by curing the conditions supporting this determination; and

WHEREAS, City's new proposed section, 56-586, requires that a list of such properties meeting the criteria set forth in RSMo. § 67.399 be made available to the City's Fire Department and the Kansas City Police Department, and that the City additionally attempt to determine whether any such property is open to entry or being occupied by trespassers and, if so, that the owner be notified of this determination; and

WHEREAS, the City intends for its new proposed section, 56-586, to assist owners of any such properties in mitigating the conditions that often lead to health and safety hazards, vandalism and other criminal activity, and lower property values, both on their own properties and surrounding neighborhoods;

WHEREAS, modern property intelligence software, such as platforms that integrate parcel data, code violation histories, ownership records, and market information, can substantially improve the City's capacity to identify unregistered vacant properties, prioritize enforcement, and track compliance across a large and diverse property inventory; and

WHEREAS, the City recognizes that some owners of vacant properties face financial hardship that limits their ability to pay registration fees or bring properties into compliance, and that assessing escalating fees against such owners is counterproductive to the goals of this article; and

WHEREAS, the City recognizes that certain categories of vacant property warrant exemption from or relief under the requirements of this article, including public property and property used primarily for agricultural, environmentally beneficial, or public purposes, which are excluded from the definition of vacant property; property that is the subject of probate proceedings or title litigation; property that has been recently occupied by a person entitled to possession who intends to return; and property whose owner demonstrates financial hardship, for whom the City shall seek to connect with applicable rehabilitation, compliance, and disposition resources rather than impose fees; and NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 56, Code of Ordinances, is hereby amended by repealing Article VI, Registration of vacant properties and foreclosing properties, and by enacting a new Article VI entitled “Registration of vacant properties and foreclosing properties” to include amended Sections 56-571 through 56-583 and new Section 56-586, to read as follows:

ARTICLE VI.
REGISTRATION OF VACANT PROPERTIES AND FORECLOSING PROPERTIES

Sec. 56-571. Purpose.

The purpose of this article is:

- (1) To identify those properties in the city that are vacant or foreclosing and to gain contact information for code enforcement and emergency situations; and
- (2) To protect neighborhoods from becoming blighted through the lack of adequate maintenance and security of vacant properties and foreclosing properties; and
- (3) To address the active costs that unmanaged vacancy imposes on surrounding properties, neighborhoods, and the broader community; and
- (4) To encourage property owners to return vacant properties to productive use by establishing a semiannual registration fee structure that makes continued vacancy less economically attractive than rehabilitation, sale, or other active reuse; and
- (5) To ensure that the costs of inspecting and monitoring vacant properties are offset by fees assessed against the owners of those properties, rather than subsidized by the public.

Sec. 56-572. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning, and any words not defined here but defined elsewhere in this chapter shall have the meaning ascribed to them previously:

Agricultural means cultivated for food production.

Beneficiary means a lender under a note secured by a deed of trust.

Chronically vacant nuisance property means any real property that has been vacant for at least six (6) months, has two or more pending violations of this code within the preceding 12 months and is improved by a residential building type identified section 88-110-04 of this code.

City means the City of Kansas City, Missouri.

Commercial property means any real property improved by a building or structure that is not identified as a residential building type in section 88-110-04 of this code.

Days means consecutive calendar days.

Deed of trust means an instrument by which title to real estate is transferred to a third-party trustee as security for a real estate loan. This definition includes any subsequent deeds of trust.

Default means the failure to fulfill a contractual obligation, monetary or conditional.

Department means the neighborhood services department of the city.

Director means the director of the neighborhood services department of the city or their authorized designee.

Director of Finance means the director of the finance department of the city or their authorized designee.

Dwelling unit means one or more rooms arranged, designed or used as independent living quarters for a single household. Buildings with more than one kitchen or more than one set of cooking facilities are deemed to contain multiple dwelling units unless the additional cooking facilities are clearly accessory and not intended to serve additional households.

Environmentally beneficial means benefiting the natural environment, improving stormwater retention, increasing water quality, reducing greenhouse gas emissions, using fewer potentially harmful or costly inputs, increasing biodiversity or providing habitats for wildlife.

Evidence of vacancy means any condition that, on its own or combined with other conditions present, would lead a reasonable person to believe that the property is vacant. Such conditions include but are not limited to: overgrown and/or dead vegetation; accumulation of newspapers, circulars, flyers and/or mail; past due utility notices and/or disconnected utilities; accumulation of trash, junk and/or debris; broken or boarded windows; abandoned vehicles and/or auto parts or materials; the absence of window coverings such as curtains, blinds and/or shutters; the absence of furnishings and/or personal items consistent with habitation; the percentage of overall square footage of any building that is unoccupied; the condition and value of any items in the property; the presence of rental or for sale signs on the property and/or statements by neighbors, passersby, delivery agents, or government employees that the property is vacant.

Foreclosing and *foreclosure* have the same meaning, that being the process by which a property, placed as security for a real estate loan, is prepared for sale to satisfy the debt if the borrower (trustor) under a deed of trust defaults.

Improved property means any parcel of real property located within the City that is improved by any building, structure, or dwelling unit;

Initiation of the foreclosure process means taking any of the following actions:

- (1) Publication of a notice of sale; or
- (2) Commencing a foreclosure action on a property in a court of law.

Local means within 50 road/driving miles distance of the city

Mortgagee means the creditor, including but not limited to, service companies, lenders in a mortgage agreement and any agent, servant, or employee of the mortgagee, or any successor in interest and/or assignee of the mortgagee's rights, interests or obligations under the mortgage agreement.

Notice of default means a notice, issued pursuant to the applicable real estate security document or RSMo § 408.554, that a default has occurred under a deed of trust.

Owner means any person, mortgagee, or property trust trustee who alone or jointly or severally with others, with or without the right of possession, is entitled under any agreement to the control or direction of the management or disposition of the building or property or of any part of the building or property. Unless otherwise specifically provided, the owner, their agent for the purpose of managing, controlling or collecting rents and any other person managing or controlling a building or property in any part of which there is a violation of the provisions of this ordinance, shall be liable for any violation therein, existing or occurring, or which may have existed or occurred, at or during any time when such person is or was the person owning or managing, controlling, or acting as agent in regard to said buildings or property and is subject to injunctions, abatement orders or other remedial orders. The liabilities and obligations imposed on an owner shall attach to:

- (1) Any mortgage company or any other person with or without an interest in the building or property who knowingly takes any action in any judicial or administrative proceeding that is intended to delay issuance or enforcement of any remedy for any violation of the property maintenance code then in existence; provided that with respect to fines such person shall be liable only for fines which accrue on or after the date of such action; and further provided that no liability shall be imposed under this ordinance for any action taken in any proceeding, including a proceeding to foreclose on a lien, that does not delay or prevent the prosecution of any action brought by the city to enforce the city's property maintenance code.

- (2) A property trust trustee under a property trust, unless said trustee in a proceeding under said provisions of this ordinance discloses in a verified pleading or in an affidavit filed with the court, the name and last known address of each person who was a beneficiary of the trust at the time of the alleged violation and of each person, if any, who was then acting as agent for the purpose of managing, controlling or collecting rents, as the same may appear on the records of the trust.

Property means any real property, or portion thereof, located in the city, including improved and unimproved property.

Property trust trustee means one who holds title to a building, structure or property under a property trust with or without the right of possession, management or control.

Public property means property owned by federal, state or local government, or some political division or subordinate public corporation thereof, including but not limited to the Land Bank of Kansas City, Missouri or Kansas City, Missouri Homesteading Authority, and title to which is vested directly in the federal, state or local government, or some political division or subordinate public corporation thereof, or in some person holding exclusively for the benefit of the same.

Public purpose means used for the health, comfort and welfare of the public and not simply a particular group.

Registration period means June 1 of each year through May 31 of the subsequent year.

Securing means measures that assist in making the property inaccessible to unauthorized persons, including but not limited to the repairing of fences and walls, chaining/pad locking of gates, the repair or boarding of door, window or other openings.

Semiannual means occurring at a frequency once every six months or twice a year/

Trustee means the person, firm or corporation holding a deed of trust on a property as security for the payment of a debt.

Trustor means a borrower under a deed of trust, who deeds property to a trustee as security for the payment of a debt.

Unimproved property means any real property that is not improved by any building, structure, or dwelling unit.

Vacant means a property, other than public property or property used primarily for agricultural, environmentally beneficial or public purpose, that is lacking habitual presence of human beings who have a legal right to be on the property, or at which substantially all lawful business operations or residential occupancy has ceased. In determining whether a property is vacant, the director shall consider conditions that show evidence of vacancy, as defined in this article, and the percentage of the property on which those conditions exist; provided that multi-

family residential property containing five or more dwelling units shall be considered vacant when the majority of all of the dwelling units become unoccupied and a majority remain unoccupied.

Sec. 56-573. Annual registration of vacant and/or foreclosing properties required.

(a) *Annual registration.* Effective 90 days after the Council's passage of Committee Substitute for Ordinance 260401, all owners of vacant and/or foreclosing property must register such property with the director in compliance with this section.

- (1) For vacant property, such registration shall be due within 90 days of the property becoming and remaining vacant.
- (2) For foreclosing property, such registration shall be due within 14 days of initiation of the foreclosure process as defined in this chapter.

All registrations submitted under this article shall expire on May 31 of each registration period for which they were submitted and shall be subject to renewal annually. Application for renewal of registration in any period will be accepted beginning June 1 and may be made without penalty through June 30.

(b) *Registration information and documentation required.* All owners of vacant and/or foreclosing property shall submit their registration and renewal upon forms provided by the director and include the following information and documentation:

- (1) The common name of the property, if any, the exact street address of the property and the number of units in each building on the property.
- (2) An identification of the owner(s) by full name, telephone number, mailing address, e-mail address and date of birth. The mailing address may not be a P.O. Box. If the property is owned by a corporation, limited liability company, partnership, limited partnership, trust or real estate investment trust, the name and address of any of the following shall be provided:
 - a. For a corporation, a corporate officer and the chief operating officer;
 - b. For a partnership, the managing partner;
 - c. For a limited liability company, the managing or administrative member;
 - d. For a limited partnership, a general partner;
 - e. For a trust, a trustee; or
 - f. For a real estate investment trust, a general partner or an officer.

- (3) Name and address of all lien holders and any other party with an ownership interest in the property.
- (4)A notarized affidavit executed by a natural person, listing such person's full name, telephone number, mailing address and email address, stating that they have management control and responsibility for the property, will personally inspect the property's interior and exterior at least once per month and that they affirm compliance with all applicable federal, state, and local laws, including but not limited to applicable requirements in this Code governing procurement of any required licenses and permits, and all nuisance, property maintenance, health, fire, building, electrical, mechanical, and plumbing codes. In addition, such natural person will specifically affirm in such affidavit that they will continually secure the vacant property in the following manner:
- a. All windows, doors, and other openings shall be secured to prevent unauthorized or unlawful entry, using materials properly fitted, maintained and installed in a professional manner.
 - b. Each building shall be maintained in a weather-tight condition, including a sound roof free of leaks and structural failure and intact exterior walls and foundation without significant cracks, breaches or deterioration.
 - c. Compliance with the adopted International Fire Code, chapter 26 of this code, regarding National Fire Protection Association (NFPA) Hazard Identification Signs in conformance with NFPA 704 and applicable NFPA standards regarding placards marking vacant buildings to protect the safety of emergency responders.
 - d. All water lines shall be drained or otherwise secured to prevent leakage, pipe failure, or freezing. All utilities shall be properly disconnected or maintained in a safe condition.
 - e. The building and property shall be maintained free of:
 - i. accumulated litter, trash, rubbish or garbage, as those terms are defined in chapter 62 of this code; and
 - ii. excessive growth of vegetation, as that term is defined in chapter 48 of this code; and
 - f. Prompt repair of any condition not adhering to the above standards.

The lack of specific reference herein to any applicable requirements for such property under this code or other law shall not excuse any violation of the same, nor waive city's ability to take any and all enforcement and abatement measures toward the same, as permitted by this code or other law.

- (5) The full name, telephone number, mailing address and email address of the natural person designated by the owner, to receive service of any notice, order or summons issued because of a violation of this code.
- (6) The names, addresses, and phone numbers of designated employees or authorized representatives who may be contacted in the event of an emergency.
- (7) The owner's current plans or intent for the property. Registrants shall check all that apply:
 - a. Active rehabilitation or renovation of any structure on the property;
 - b. Planned sale or transfer to a third party;
 - c. Holding for future use with no immediate development plans; or
 - d. Other, with a written explanation.
- (8) The signature of the owner, an officer if the owner is a corporation, a partner if the owner is a partnership, and a member if the owner is a limited liability company.
- (9) For foreclosing property, the owner shall also:
 - a. Certify that the property was inspected for occupancy and identify whether the property is vacant at the time of registration. If the property is not vacant at the time of registration, a monthly inspection shall be conducted by the owner to determine if the property has become vacant. If, upon subsequent inspection, a property is determined to be vacant, an updated registration form shall be filed with the city.
 - b. Send written notice addressed to the occupant of the property, sent via regular mail, postage pre-paid, stating that the foreclosure process has been initiated.

(c) The Director may, by rule, establish a simplified registration form for unimproved vacant property that collects the information most relevant to monitoring and engaging with owners of such parcels.

Sec. 56-574. Change in registration information.

The owner of a vacant or foreclosing property already registered with the city shall register any change to the previously submitted registration information within 30 days of said change.

Sec. 56-575. Notice on sale of property.

(a) Every owner selling a vacant or foreclosing property registered as provided in this article shall give notice in writing to the department within 30 days of the date such property is conveyed pursuant to an instrument required by law for the conveyance of such property to another party. This notice shall include the name and address of the buyer.

(b) The new owner shall have 30 days from the above date to file a new registration with the department.

Sec. 56-576. Notice on occupancy of property.

Every owner of a vacant or foreclosing property registered as provided in this article that ceases to be vacant, as that term is defined in this article, shall give notice in writing to the department within 30 days of the date on which the property ceased to be vacant.

Sec. 56-577. Inaccurate or incomplete registration information.

It shall be a violation of this code for an owner or a responsible person to provide inaccurate information for the registration of vacant or foreclosing properties or to fail to provide information required by the city for the registration.

Sec. 56-578. Affirmative defenses.

It shall be an affirmative defense to any citation or administrative penalty issued under this article that:

- (1) The property is the subject of probate proceedings or its title is otherwise the subject of current litigation, not including foreclosure proceedings. This defense shall not be applicable for more than 24 months without permission of the director; or
- (2) The property has been used as a residence by a person entitled to possession for a period of at least three months within the previous nine months, and the same person intends to resume residing at the property.

Sec. 56-579. Violations.

Any person or entity who fails to comply, or causes or permits any condition that fails to comply, with the requirements of this article shall be guilty of either an ordinance violation that shall be punishable in court as set forth in section 56-580 or, in the alternative, an administrative citation fine as provided in section 56-581. Each day during which any violation occurs or continues shall constitute a separate violation. Notwithstanding the provisions of this section or any other remedy provided in this article, the city may take any other action toward the property that is warranted by this code or applicable law, including actions to secure the property, issue notices of violation or to abate any condition(s) on the property or by filing a complaint for legal or injunctive relief in the appropriate court of competent jurisdiction.

Sec. 56-580. Court penalty for violation of article.

(a) Any person or entity convicted of a violation of this article shall be punished for that violation by a fine of not less than \$200.00, but not more than \$1,000.00, or by imprisonment of not more than 180 days or by both such fine and imprisonment. Whenever the penalty is to be a fine or a fine and imprisonment, the fine shall be no less than the minimum amount set out in the following schedule:

(1)	First offense	Not less than \$200.00 but not more than \$1,000.00
(2)	Second offense	Not less than \$300.00 but not more than \$1,000.00
(3)	Third offense	Not less than \$500.00 but not more than \$1,000.00
(4)	Fourth and subsequent offenses	\$1,000.00

(b) Every day that a violation continues shall be considered a separate offense, for which the violator may be arrested, tried and convicted without necessity of further notice.

Sec. 56-581. Administrative citation fine for violation of article.

(a) As an alternative to formal court action, the penalty for any violation of this article may be imposed as an administrative citation fine in accordance with the amounts and schedule provided in section 56-36 of this code, provided that the amount of such fine for late registrations shall be \$50.00 for the first 30 days and \$100.00 for each additional 30 days.

(b) The procedure for imposing any administrative citation fine shall be in accordance with sections 56-289 through 56-295 of this code.

Sec. 56-582. Waiver of portion of administrative citation fines.

The director may waive a portion of the amount of administrative citation fines that have accumulated as a result of non-compliance with this article provided that the owner has properly registered the property and there are no other violations of chapter 56 or chapter 48 remaining on the property in question. In determining the amount to be waived, the director shall follow these guidelines:

- (1) Waiving an amount equal to documented expenditures by the owner for repairs to the building, or for demolition.
- (2) Waiving all but the amount required for demolition if the building is determined to be not feasible to repair and the owner chooses to have the city demolish it.
- (3) Waiving all fines charged to an owner who vacated the property after receiving a notice of foreclosure.
- (4) Waiving all fines if the property is donated to a local community development corporation, non-profit corporation, the Land Bank of Kansas City, Missouri, or the Homesteading Authority of Kansas City, Missouri, that is willing to accept the property and submits written plans to correct existing code violations with a schedule acceptable to the director.

- (5) Waiving all or a portion of administrative citation fines upon a finding of financial hardship. An owner may submit a written hardship application to the director on a form established by the director. The director shall waive administrative citation fines under this article upon a finding that:
- a. The owner has reasonably demonstrated that there is no feasible alternative use for the property that could yield a reasonable economic return, and that such fines could not have been reasonably avoided by sale or lease of the property; and
 - b. The owner meets any one of the following criteria:
 - i. The owner, or an immediate family member residing at the property, has experienced death, serious illness, or a disabling injury within the preceding 12 months
 - ii. The owner's household income is at or below 80 percent of the area median income, as established annually by the U.S. Department of Housing and Urban Development for the Kansas City metropolitan area;
 - iii. The owner is a current recipient of a public program, including Medicare, Medicaid, Supplemental Security Income (SSI), Social Security Disability Insurance (SSDI), Supplemental Nutrition Assistance Program (SNAP), Section 8/Housing Choice Voucher, or the Low Income Home Energy Assistance Program (LIHEAP);
 - iv. The owner personally owned and lived in the property as their primary home, does not own any other residential property, and had to leave because the property became unsafe or uninhabitable due to the same conditions the city is now citing; or
 - v. The owner has no prior delinquencies on any city fee, fine, tax, or special assessment within the preceding three years, and the violation giving rise to the fine was a first offense.

Upon a finding of financial hardship under this paragraph, the director shall notify the owner in writing of the waiver and shall provide the owner with written information about city programs and resources that may assist with property maintenance, rehabilitation, or disposition. Participation in any such program shall not be required as a condition of the waiver. A hardship finding shall neither excuse the underlying code violations nor suspend the city's authority to abate conditions on the property.

- (6) Except for paragraphs (3) and (5) of this section, no fines can be waived if there are unpaid special assessments pending against the property.

- (7) Waiving all but \$500 if the only infraction is failure to register the vacant property, and the property has now been registered.

Sec. 56-583. Semiannual fee for chronically vacant nuisance property, vacant commercial property and vacant unimproved property.

(a) *Semiannual fee.* This section will become effective 60 days after passage of a simple majority of voters and if the number of votes exceeds the number of votes cast in favor of the ballot question proposing the authorization of the fees provided in this section. The owner of any chronically vacant nuisance property, vacant commercial property or vacant unimproved property, whether registered or not, shall be required to pay a registration fee for each semiannual period in which the director has determined such property to qualify for such fee pursuant to this section.

- (1) *Notice and fee amounts.* The director shall provide notice of such fee to the property owner at the last known address according to the records of the city and the land records of the recorder of deeds of the county wherein the property is located. Such notice shall state that the property has been determined one of the following properties subject to a semiannual fee in the following amount, that the fee can be assessed as a lien on the property if not paid, how the fee can be paid, and the process for appealing the director's determination, if applicable:
- a. chronically vacant nuisance property, with a semiannual fee of \$200.00;
 - b. vacant commercial property, with an escalating semiannual fee, per the following schedule, not to exceed a semiannual fee of \$1,000.00:
 - 1. First year: \$500 semiannual fee;
 - 2. Second year: \$750 semiannual fee;
 - 3. Third year and subsequent years: \$1,000 semiannual fee;
 - c. vacant unimproved property, with an escalating semiannual fee, per the following schedule, not to exceed a semiannual fee of \$200.00:
 - 1. First year: \$100 semiannual fee;
 - 2. Second year: \$150 semiannual fee;
 - 3. Third year and subsequent years: \$200 semiannual fee.

Upon any initial investigation and determination that such property is chronically vacant nuisance property subject to a fee under this section, the director shall state this determination in a report including their findings and recommendations and the grounds supporting the determination.

Within five (5) business days of the director's completion of a written report with findings and a determination that a property is subject to the chronically vacant nuisance property fee, the director shall provide the owner the notice described in paragraph (a)(1) of this section.

(2) *Reconsideration and revocation of fee for chronically vacant nuisance property or for financial hardship.* Upon notice pursuant to paragraph (a)(1) of this section that a property is subject to a vacant property registration fee described therein, an owner may seek reconsideration and revocation of such fee pursuant to the following procedures:

- a. *Remedy and reconsideration for chronically vacant nuisance property.* Within 30 days of the director notifying the owner that the property is subject to a chronically vacant nuisance property fee pursuant to subparagraph (a)(1)a. of this section, the owner may complete any improvements to the property that may be necessary so that such property ceases to be chronically vacant nuisance property and may request from the director a reinspection of the property and a reconsideration of the levy of such fee.
- b. *Reconsideration of any registration fee for financial hardship.* Property owners deemed subject to any fee pursuant to paragraph (a)(1) of this section may, within 30 days of the director's notification, submit a financial hardship application on a form established by the director. In determining whether the owner is entitled to a financial hardship, the director shall apply the provisions of section 56-582 of this code. An owner who is found to have provided materially false information in a hardship application shall have the waiver rescinded, and the fee shall become immediately due.

The director, upon a timely request for reconsideration, shall investigate and issue a written report with findings and a determination whether the property qualifies for revocation of the fee, either by ceasing to be chronically vacant nuisance property or due to financial hardship, in which case such fee shall be revoked. If the fee is revoked by the director, no such fee shall be assessed and the matter shall be deemed closed for such semiannual period. Within 5 days of the director's determination upon reconsideration, the city shall notify the property owner of such determination by mail at the last known address according to the records of the city and the land records of the recorder of deeds of the county wherein the property is located. The notice shall state that the fee has or has not been revoked, and, if it has not been revoked, that the fee can be assessed as a lien on the property if not paid, how the fee can be paid, and the process for appealing the reconsideration determination.

(b) *Appeal of initial fee determination or reconsideration determination to property maintenance appeals board.* Within 30 days of the notification of the initial determination in paragraph (a)(1) of this section, or within 30 days of the reconsideration notification in subparagraph (a)(2) of this section, the owner may appeal such determination to the property maintenance appeals board as provided for in chapter 56, article II, division 6 of this Code. If, on appeal, the determination of the director is reversed, no such fee shall be assessed and the matter shall be deemed closed for such semiannual period.

(c) *List of vacant properties.* The director shall maintain a list of known chronically vacant nuisance properties, vacant commercial properties and vacant unimproved properties that shall be available to the city fire department and Kansas City police department.

(d) *Accrual and assessment of fee.* If there is no timely appeal filed or if the director's determination that the property is subject to such fee is affirmed on appeal, the semiannual registration fee shall be levied on the beginning of the second calendar quarter after either the director's determination under paragraph (a)(1) of this section that such fee applies, the director's determination upon reconsideration that such fee shall not be revoked pursuant to paragraph (a)(2) of this section, or the property maintenance appeals board's affirmance of either determination on appeal, whichever is later.

- (1) *Notice of assessment.* The registration fee shall be certified by the director to the director of finance as a special assessment represented by a special tax bill against the real property affected.
- (2) *Liability created; collection; lien; waiver.* The special tax bill from the date of its issuance shall be deemed a personal debt against the person or persons who were the owners of record of the property at the time the director determined under paragraph (a)(1) of this section that such fee applies or when the director determined upon reconsideration that such fee shall not be revoked pursuant to paragraph (a)(2) of this section. If there was more than one owner of record of the property at such time, they shall be jointly and severally liable for the personal debt. The tax bill shall be paid as provided in section 2-1722 of this code. The city may initiate actions against such owner(s) to collect the personal debt once the special assessment becomes delinquent. After it has been delinquent for one year, the special tax bill shall also be a lien on the property until paid. The lien may be enforced by foreclosure proceedings in the same manner as delinquent real property taxes or by any method appropriate for the enforcement of special assessments generally. The owner of the property against which the assessment was originally made shall be able to redeem the property in a foreclosure proceeding only by presenting payment of all registration fees and penalties and, if such property was assessed a fee as chronically vacant nuisance property, upon presenting evidence that the violations of this code have been cured. Upon bona fide sale of the property to an unrelated party, the lien shall be considered released and the delinquent registration fee forgiven. Unrelated party shall mean a person or entity that is not a related party as defined under Section 267(b) of the Internal Revenue Code. The city manager is authorized to discharge any portion of such

special tax bill pursuant to review of the city's lien waiver committee in accordance with the provisions of section 48-83 of this code.

Secs. 56-584—56-599. Reserved.

Section 2. That Chapter 2, Code of Ordinances, is hereby amended by repealing Section 2-1722, Payment of non-installment assessments and special tax bills, and enacting a new section of like number and subject matter to read as follows:

Sec. 2-1722. Payment of non-installment assessments and special tax bills.

The following provisions shall apply to all special assessments authorized by chapter 48 and chapter 56 of the Code of Ordinances to recover costs for nuisance abatements, to recover vacant property registration fees pursuant to section 56-583 of this code, and to recover costs in vacating, closing, securing, repairing or demolishing dangerous buildings, except for special assessments authorized by subsection 56-546(c) of this code.

- (1) *Thirty-day period to pay.* The assessment may be paid without penalty within 30 days from the date the assessment was issued.
- (2) *Penalty on non-installment assessment when not paid in full within 30 days.* If any special assessment is not paid in full before the expiration of 30 days after the date of issuance of the assessment, the assessment shall be delinquent. If any assessment becomes delinquent, then the entire unpaid principal of the assessment will be subject to a one percent penalty per month until the assessment is paid in full. The penalty shall not exceed 25 percent.
- (3) *Finance department to issue special assessments.* The department of finance shall issue all notices of special assessment described in this section, and shall be responsible for collection of all payments described in this section.
- (4) *Ownership split or subdivision of lands subject to special assessment.* Full payment of the total assessment, including principal and penalty, for each respective lot, tract, or parcel must be made prior to any ownership split or subdivision of said lot, tract, or parcel.

..end

Approved as to form:

Bret Kassen
Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 260401**



File #: 260557

ORDINANCE NO. 260557

Sponsor: Mayor Quinton Lucas

Amending Chapter 48, Code of Ordinances, by enacting a new Section 48-52 for the purpose of declaring businesses operating without required licenses, permits, or other governmental approvals to constitute nuisances per se, thereby allowing for the abatement thereof to protect public health, safety, and welfare.

WHEREAS, businesses operating without the licenses, permits, registrations, certificates, approvals, or authorization required by the City's Code of Ordinances or other applicable law frequently evade health, safety, fire prevention, zoning, building, and regulatory oversight designed to protect the public; and

WHEREAS, unlawful business operations increasingly utilize transient and evolving business models, including changing operators, promoters, hosts, tenants, ownership structures, business names, social media accounts, online advertisements, booking arrangements, and locations in an effort to evade licensing, permitting, inspection, and other regulatory requirements intended to protect the public; and

WHEREAS, unlawful business operations may relocate among different properties or premises, utilize multiple venues, or repeatedly alter the identities of those involved in the operation of the business, thereby frustrating traditional enforcement mechanisms directed solely at a particular business entity or location; and

WHEREAS, business activity conducted without licenses, permits, registrations, certificates, approvals, or authorization required by the City's Code of Ordinances or other applicable law frequently results in recurring disorder, unlawful alcohol activity, unsafe assembling, illegal commercial gatherings, unlawful occupancy, negative neighborhood impacts, and public health and safety risks requiring City intervention.

WHEREAS, such unlawful operations often lack required inspections, occupancy controls, security measures, insurance, and compliance with applicable codes and regulations, thereby creating conditions that threaten the public health, safety, and welfare; and

WHEREAS, businesses and properties operating outside the City's regulatory framework create environments that attract, facilitate, or are associated with criminal activity because they lack the safeguards required of lawful businesses; and

WHEREAS, illegal business operations in Kansas City have been associated with violent crime, including mass shootings, illegal gambling, and other activities detrimental to surrounding neighborhoods and the City at large; and

WHEREAS, the City's licensing and permitting requirements are intended to promote public safety by ensuring that businesses and other regulated activities satisfy applicable health, safety, fire prevention, occupancy, and operational standards before commencing and continuing operations, and that compliance with such requirements helps protect the public, prevent crime, reduce negative impacts on surrounding neighborhoods, and preserve the health, safety, and welfare of the community; and

WHEREAS, Council finds that the operation of businesses without the licenses and permits required by law constitutes an unreasonable interference with the rights of residents to enjoy the safe and peaceful use of their property and places an undue burden on public safety resources; and

WHEREAS, effective nuisance abatement requires the ability to address both unlawful business operations and the properties and premises used in furtherance of such operations in order to prevent repeated evasion of the City's regulatory framework; and

WHEREAS, the purpose of this ordinance is to create a mechanism that allows the City to more swiftly address businesses operating outside the City's regulatory framework; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 48, Code of Ordinances, is hereby amended by enacting a new Section 48-52, Illegal business operations, to read as follows:

Sec. 48-52. Illegal business operations.

(a) All businesses, enterprises, commercial activities, or operations conducted within the city:

- (1) without first obtaining and maintaining all licenses, permits, registrations, certificates, approvals, or other authorizations required by the Code or other applicable law, including satisfaction and compliance with any condition precedent required to obtain or maintain such license, permit, registration, certificate, approval, or authorization;
- (2) after the suspension, revocation, expiration, or denial of any license, permit, registration, certificate, approval, or other authorization required for lawful operation; or
- (3) in a manner that exceeds, violates, or is inconsistent with the scope, conditions, limitations, approved use, zoning authorization, occupancy restrictions, hours of

operation, or other requirements established by any license, permit, registration, certificate, approval, or other authorization issued by any governmental authority, are hereby declared to constitute a nuisance.

(b) Any property, premises, structure, building, dwelling, room, lot, parcel of land, establishment, venue, place, business, enterprise, commercial activity, operation, or portion thereof that is conducted, maintained, operated, occupied, or used within the city:

- (1) without first obtaining and maintaining all licenses, permits, registrations, certificates, approvals, or other authorizations required by the Code or other applicable law, including satisfaction and compliance with any condition precedent required to obtain or maintain such license, permit, registration, certificate, approval, or authorization;
- (2) after the suspension, revocation, expiration, or denial of any license, permit, registration, certificate, approval, or other authorization required for lawful operation; or
- (3) in a manner that exceeds, violates, or is inconsistent with the scope, conditions, limitations, approved use, zoning authorization, occupancy restrictions, hours of operation, or other requirements established by any license, permit, registration, certificate, approval, or other authorization issued by any governmental authority, are hereby declared to constitute a nuisance.

(c) The following are also hereby declared to constitute nuisances:

- (1) Any property, premises, structure, building, dwelling, room, lot, parcel of land, establishment, venue, place, business, enterprise, commercial activity, operation, , or portion thereof used for recurring or gatherings, parties, entertainment, performances, after-hours activity, or events conducted without permits, approvals, registrations, or licenses required by this Code or any other section of the Code of Ordinances, including but not limited to illegal clubs, illegal event spaces, unlawful banquet or entertainment venues, unlawful after-hours establishments, and dwelling units or short-term rentals used for commercial parties or events in violation of city requirements.
- (2) Any property, premises, structure, building, dwelling, room, lot, parcel of land, establishment, venue, place, business, enterprise, commercial activity, operation, or portion thereof used in a manner having the purpose or effect of evading City licensing, permitting, inspection, or regulatory oversight by repeatedly changing or utilizing different operators, promoters, event hosts, managers, tenants, business names, ownership structures, corporate entities, agents, social media accounts, websites, online advertisements, booking platforms, booking arrangements, contact information, or other identifying characteristics while continuing substantially the same unlawful business activity at the same location shall constitute a nuisance under this section.

- (3) Any property, premises, structure, dwelling unit, commercial space, or other place used for the unlawful manufacture, cultivation, preparation, processing, storage, distribution, sale, delivery, or giving away of controlled substances, counterfeit substances, or drug paraphernalia in violation of applicable the Code or applicable law is hereby declared to constitute a nuisance.

(d) For purposes of this section, the term "business" shall be construed broadly and includes any activity conducted for compensation, remuneration, profit, gain, or other commercial benefit, whether permanent, temporary, recurring, or occasional.

(e) Businesses, enterprises, and commercial activity or operation constituting nuisances under this section include but are not limited to:

- (1) Entertainment venues, event spaces, after-hours establishments, dance halls, or similar operations conducted without required licenses or permits;
- (2) Short-term rental operations conducted without required registrations, licenses, permits, or approvals, or operated in a manner inconsistent with the scope of any registration, permit, license, or authorization issued by the city, including use as an unlawful event space, after-hours establishment, or commercial entertainment venue.
- (3) Gambling, bookmaking, pool selling, gaming, wagering, sweepstakes, trading, or similar operations conducted in violation of this Code or other applicable law, including any premises where "gray gaming" machines, gambling devices, gaming machines, sweepstakes devices, or other equipment used in furtherance of such unlawful activity are kept, maintained, operated, or made available for use.

The enumeration of examples contained in this section shall not be construed to limit the application of this section to any property, premises, structure, building, dwelling, room, lot, parcel of land, establishment, venue, place, business, enterprise, commercial activity, or operation otherwise meeting the requirements of this section.

(f) A nuisance under this section shall constitute a nuisance per se, and no showing of repeated violations, chronic nuisance activity, criminal convictions, calls for service, or the elements required under any other nuisance provision of this chapter shall be required to establish the existence of a nuisance.

(g) Each day that a nuisance exists in violation of this section shall constitute a separate violation.

(h) The owner, operator, manager, tenant, occupant, lessee, agent, permit holder, license holder, promoter, event host, advertiser, or any other person or entity having a legal interest in, possession of, control over, responsibility for, or the right to occupy the business, activity, operation, property, premises, or place constituting a nuisance under this section shall be jointly

and severally responsible for the abatement of the nuisance and subject to any remedies authorized by this chapter.

Section 2. The duties and responsibilities imposed by this section are nondelegable.

Section 3. If any provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions, which shall continue in full force and effect.

..end

Approved as to form:

Emalea Kohler
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution#: 260557

Submitted Department/Preparer: Finance

Revised 01/30/25

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

Amending Chapter 48, Code of Ordinances, by enacting a new Section 48-52 for the purpose of declaring businesses operating without required licenses, permits, or other governmental approvals to constitute nuisances per se, thereby allowing for the abatement thereof to protect public health, safety, and welfare.

Discussion

The City's licensing and permitting requirements are intended to promote public safety by ensuring that businesses and other regulated activities satisfy applicable health, safety, fire prevention, occupancy, and operational standards before commencing and continuing operations, and that compliance with such requirements helps protect the public, prevent crime, reduce negative impacts on surrounding neighborhoods, and preserve the health, safety, and welfare of the community.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
This legislation has no direct fiscal impact.
3. How does the legislation affect the current fiscal year?
This legislation 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 legislation has no direct fiscal impact.

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

This legislation 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 legislation 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?
Public Safety (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☒ Engage the community and community partners to focus on evidence-based approaches to public safety.
 - ☒ Focus on violence prevention among all age groups, placing an emphasis on youth.
 - ☐ Increase fairness, justice, and responsiveness of our municipal criminal justice system to support the best possible outcome for offenders and victims of crime.
 - ☐ Reduce recidivism through prevention, deterrence, including detention, and re-entry services.
 - ☐
 - ☐

Prior Legislation

N/A

Service Level Impacts

N/A

Staff Recommendation

Click or tap here to enter department.

Select One: ☐ Sponsored
☒ Directive: Res/Ord # 260557

Select One: ☐ Recommend
☐ Do Not Recommend
☒ Not Applicable

Click or tap here to provide reasoning.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Violence Reduction
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
N/A
4. Does 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 #: 260598

ORDINANCE NO. 260598

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Greater Downtown Area Plan on about 1.7 acres generally located at the northeast and northwest corners of Bellevue Avenue and W. 30th Street by changing the recommended land use from residential low density to downtown mixed use for the Northtown Center project. (CD-CPC-2026-00019)

WHEREAS, on October 10, 2019, the City Council by Resolution No. 190565 adopted the Greater Downtown Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Greater Downtown Area Plan as it affects the area of approximately 1.7 acres generally located at the northeast and northwest corners of Bellevue Avenue and W. 30th Street by changing the recommended land use from residential low density to downtown mixed use; and

WHEREAS, the City Plan Commission considered this amendment to the Greater Downtown Area Plan on June 3, 2026; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on June 3, 2026, recommend approval of the proposed amendment to the Greater Downtown Area Plan to the City Council; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Greater Downtown Area Plan is hereby amended for that area described above by changing the recommended land use from residential low density to downtown mixed use.

Section B. That the amendment to the Greater Downtown 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 #: 260598

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 an amendment to the Greater Downtown Area Plan on about 1.7 acres generally located at the northeast and northwest corners of Belleview Avenue and W 30th Street by changing the recommended land use from Residential Low Density to Downtown Mixed Use for the Northtown Center project. (CD-CPC-2026-00019)

Discussion

The subject site contains three parcels. The existing 115,857 square foot building sits on the eastern parcel and the 68-space parking lot covers the two western parcels. The applicant is seeking an area plan amendment and rezoning at the advice of Planning staff to abate zoning violations for uses not permitted in an R-2.5 zoning district and operating outside of the previously approved certificate of legal nonconforming use.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this resolution is amendment and area plan document.
3. How does the legislation affect the current fiscal year?
Not applicable as this resolution is amendment and area plan document.
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 resolution is amendment and area plan document.

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

Not applicable as this resolution is amendment and area plan 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)

This ordinance has no 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):
 - ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - ☐ Increase and support local workforce development and small and locally owned businesses.
 - ☒ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
 - ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
 - ☐

Prior Legislation

None

Service Level Impacts

None

Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored
☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

City Plan Commission and staff recommend approval

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this resolution is amendment and area plan document.
2. How have those groups been engaged and involved in the development of this ordinance?
Area plan amendments don't require public engagement, but a public engagement meeting was held for the companion rezoning per 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this resolution is amending an Area Plan document.
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:

This resolution amends an area plan document.

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)



Legislation Text

File #: 260599

ORDINANCE NO. 260599

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.7 acres generally located at the northeast and northwest corners of Belleview Avenue and W. 30th Street from District R-2.5 to District DX-2. (CD-CPC-2026-00018)

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-1549, rezoning an area of about 1.7 acres generally located at the northeast and northwest corners of Belleview Avenue and W. 30th Street from District R-2.5 (Residential 2.5) to District DX-2 (Downtown Mixed-Use), said section to read as follows:

Section 88-20A-1549. That an area legally described as:

Tract 1: All of Lots 10 thru 22, Van Dyke Place, a subdivision in the City of Kansas City, Jackson County, Missouri. Containing 35,531 square feet or 0.815 acre, more or less.

Tract 2: All of Lots 12 thru 22, Block 1, Conover and Fosters Addition, a subdivision in the City of Kansas City, Jackson County, Missouri. Containing 41,702 square feet or 0.957 acre, more or less.

is hereby rezoned from District R-2.5 (Residential 2.5) to District DX-2 (Downtown Mixed-Use), all as shown outlined on a map marked Section 88-20A-1549, 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 #: 260599

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 1.7 acres generally located at the northeast and northwest corners of Belleview Avenue and W 30th Street from District R-2.5 to District DX-2. (CD-CPC-2026-00018)

Discussion

The subject site contains three parcels. The existing 115,857 square foot building sits on the eastern parcel and the 68-space parking lot covers the two western parcels. The applicant is seeking an area plan amendment and rezoning at the advice of Planning staff to abate zoning violations for uses not permitted in an R-2.5 zoning district and operating outside of the previously approved certificate of legal nonconforming use.

Several members of the public spoken in opposition to the rezoning at the CPC public hearing. CPC recommended approval 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 ordinance authorizes a zoning change.
3. How does the legislation affect the current fiscal year?
Not applicable as this ordinance authorizes a zoning change.
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 ordinance authorizes a zoning change.

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

Not applicable as this ordinance authorizes a zoning change.

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 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):
 - ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - ☐ Increase and support local workforce development and small and locally owned businesses.
 - ☒ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
 - ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
 - ☐

Prior Legislation

None

Service Level Impacts

None

Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored

☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend

☐ Do Not Recommend

☐ Not Applicable

City Plan Commission and staff recommend approval

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this ordinance authorizes a zoning change.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance complies with the public engagement requirement per 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this ordinance authorizes a zoning change.
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:

This ordinance authorizes a zoning change.

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 #: 260626

RESOLUTION NO. 260626

Sponsor: Director of City Planning and Development Department

Approving an amendment to the Midtown/Plaza Area Plan on about 2.25 acres generally located south of E. 49th Street between Main Street and Walnut Street by changing the recommended land use from mixed-use neighborhood to mixed-use community for the 4901 Main Street Development. (CD-CPC-2026-00046)

WHEREAS, on January 7, 2016, the City Council by Resolution No. 150899 adopted the Midtown/Plaza Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Midtown/Plaza Area Plan as it affects the area of approximately 2.25 acres generally located south of E. 49th Street between Main Street and Walnut Street by changing the recommended land use from mixed use neighborhood to mixed use community; and

WHEREAS, the City Plan Commission considered this amendment to the Midtown/Plaza Area Plan on June 17, 2026; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on June 17, 2026, recommend approval of the proposed amendment to the Midtown/Plaza Area Plan to the City Council; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Midtown/Plaza Area Plan is hereby amended for the area described above by changing the recommended land use from mixed use neighborhood to mixed use community.

Section B. That the amendment to the Midtown/Plaza 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 #: 260626

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 an amendment to the Midtown/Plaza Area Plan on about 2.25 acres generally located south of E 49th Street between Main Street and Walnut Street by changing the recommended land use from Mixed Use Neighborhood to Mixed Use Community for the 4901 Main Stret Development. (CD-CPC-2026-00046)

Discussion

This resolution for an amendment to the Midtown/Plaza Area Plan is companion to a rezoning and development plan at the same location. The proposed amendment from Mixed Use Neighborhood to Mixed Use Community will better align with the rezoning request to B4-5, as well as the majority of the parcel, which is already zoned B4-5.

City Plan Commission voted to recommend approval of this area plan amendment.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this resolution is amending an area plan document.
3. How does the legislation affect the current fiscal year?
Not applicable as this resolution is amending an area plan document.
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 resolution is amending an area plan document.

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

Not applicable as this resolution is amending an area plan 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)

This Resolution has no 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):
 - ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - ☐ Increase and support local workforce development and small and locally owned businesses.
 - ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
 - ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
 - ☐

Prior Legislation

None

Service Level Impacts

None

Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored
☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Staff and CPC recommend approval.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this resolution is amending an area plan document.
2. How have those groups been engaged and involved in the development of this ordinance?
Area plan amendments don't require public engagement, but a public engagement meeting was held for the companion rezoning and development plan per 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this resolution is amending an area plan document.
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)



Legislation Text

File #: 260627

ORDINANCE NO. 260627

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.5 acres generally located at 9 E. 49th Street from District R-1.5 to District B4-5 and approving a development plan, also serving as a preliminary plat, on 2.25 acres generally located south of E. 49th Street between Main Street and Walnut Street to allow for an entertainment venue. (CD-CPC-2026-00044 & CD-CPC-2026-00045)

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-1551, rezoning an area of about 0.5 acres generally located at 9 E. 49th Street from District R-1.5 (Residential 1.5) to District B4-5 (Heavy Business/Commercial) and approving a development plan, also serving as a preliminary plat, on 2.25 acres generally located south of E. 49th Street between Main Street and Walnut Street to allow for and entertainment venue, said section to read as follows:

Section 88-20A-1551. That an area legally described as:

Lots 13, 14 and the north 45 feet of the Lot 15, also the east 27.57 feet of Lots 1 and 2, and the north 45 feet of the east 27.57 feet of Lot 3, all in Block I, Bismark Place, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

is hereby rezoned from District R-1.5 (Residential 1.5) to District B4-5 (Heavy Business/Commercial), all as shown outlined on a map marked Section 88-20A-1551, 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 as:

TRACT 1: Lots 1 and 2, except the east 27.57 feet of said lots and also excepting the north one foot of the east one foot of the west 108 feet of said Lot 1; Lot 3, except the east 27.57 feet of the north 45 feet of said Lot 3; all of Lots 4 and 5; Lot 6, except the south 5 feet of the west 108 feet of said Lot 6 and except the south 19 feet of the east 27.57 feet of said Lot 6, Block I, Bismark Place, a

subdivision of Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 2: The north 14 feet of the south 19 feet of the east 27.57 feet of Lot 6; the south 5 feet of Lot 15; all of Lots 16, 17, 18, 19 and 20, and the north 17 feet of Lot 21, all in Block I, Bismark Place, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 3: Lots 13, 14 and the north 45 feet of the Lot 15, also the east 27.57 feet of Lots 1 and 2, and the north 45 feet of the east 27.57 feet of Lot 3, all in Block I, Bismark Place, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

is hereby approved, subject to the following conditions:

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
3. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation.
4. 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.
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 applicant shall consider activating the building during regular business hours with an additional commercial tenant.
7. The applicant shall work with staff to ensure adequate egress, primarily for areas with the highest amounts of pedestrian traffic and towards the streetcar, including but not limited to sidewalk improvements, prior to Council approval.

8. Prior to issuance of the certificate of occupancy, the applicant must consolidate the lots through a City approved process.
9. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
10. 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)
11. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
12. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri. (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1)
13. 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)
14. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access. (IFC-2018 § 912.2.1)
15. The Fire Department Connection (FDC) shall not be located that obstructs access/egress to the building when in use. (IFC-2018 § 912.2)
16. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1 and NFPA1221)
17. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
18. A Knox Box shall be provided near the main entrance to the building (IFC-2018 § 506.1). To ensure proper keying to Kansas City, Missouri; Knox Boxes may be ordered online at www.knoxbox.com or on an official order form obtained through this Office.

19. 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)
20. The developer shall provide fire lane signage on fire access drives.
21. Prior to a certificate of occupancy, the owner shall submit to the Public Works Department City Traffic Engineer the event management plan. The owner shall also submit for review to Public Works Permitting prior to each event the traffic control plans, any permit applications, and other event information needed for the given event.
22. The applicant shall work with the Public Works Department regarding cost sharing opportunities related to the Ward Parkway two-way conversion in the project area, prior to a building permit.
23. The applicant shall formulate event traffic management plans as described in the TIS. These management plans shall describe all efforts to be carried out by applicant prior to, during, and following an event to assure safety and efficiency of traffic and parking operations related to the event. This plan shall be submitted to the Public Works Department for review and approval. The applicant shall be responsible for assuring all measures in the event traffic management plans are carried out as a condition of approval.
24. 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.
25. 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.
26. 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.
27. The developer shall pay the arterial street impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
28. 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.

29. The developer shall enter into a covenant agreement for the perpetual maintenance of all nonstandard construction items (brick pavers, landscaping etc.) located within the public right-of-way. The agreement shall be executed and recorded prior to the issuance of any certificate of occupancy.
30. The applicant shall obtain approval by the Transportation Development Committee (TDC) for the requested non-compliant driveway width(s) prior to City Council approval.
31. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
32. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
33. The developer shall submit water main extension plans prepared by a Missouri professional engineer through CompassKC for review, acceptance and contracts for a minimum of one additional public fire hydrant along 49th Street. The plans shall follow Kansas City Water rules and regulations for water main extensions and relocations. The plans shall be under contract (permit) prior to final plat recording or building permit issuance, whichever occurs first.
34. 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.
35. 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.

36. 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.
37. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
38. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) 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 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.

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 #: 260627

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 0.5 acres generally located at 9 E 49th Street from District R-1.5 to District B4-5 and approving a development plan, also serving as a preliminary plat, on 2.25 acres generally located south of E 49th Street between Main Street and Walnut Street to allow for an entertainment venue. (CD-CPc-2026-00044 & CD-CPC-2026-00045).

Discussion

The proposed plan shows an 80,000 square foot entertainment venue on the northern portion of the subject site. The main entrance will be located on the corner of 49th Street and Main Street with a box office window facing Main Street. Sidewalks are shown around the building with additional elements such as brick pavers and bollards within the pedestrian area along Main Street.

This property is located within the Urban Core area defined in the updated parking and loading ordinance and does not require on-site parking; however, there are 64 on-site parking spaces on the south side of the building and additional off-site, shared, parking in existing nearby parking garages along 49th Street and 50th Street as identified in the plan set. Loading docks will be located at the northeast corner of the building off 49th Street and. There will be a drop-off location at the southwestern corner of the building off Main Street.

Landscaping will be provided in the parking lots, and around the perimeter of the building. Proposed landscape species include Sugar Maple, Honey Locust, Redbud, Juniper, Boxwood, Feather Reed Grass, and others.

Proposed building materials include varying types of metal panels, cast concrete, and glass curtain wall.

There was substantial public testimony submitted, both in support and opposition, attached to the staff report, as well as testimony provided at the public hearing. City Plan Commission voted to recommend approval of the rezoning and development plan.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this ordinance authorizes physical development.
3. How does the legislation affect the current fiscal year?
Not applicable as this ordinance authorizes physical development.
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 ordinance authorizes physical development.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this ordinance authorizes physical 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)

This ordinance has no 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):

- ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
- ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
- ☐ Increase and support local workforce development and small and locally owned businesses.
- ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
- ☐

Prior Legislation

None

Service Level Impacts

None

Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored

☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend

☐ Do Not Recommend

☐ Not Applicable

Staff and CPC recommend approval with conditions as stated in the ordinance.

Other Impacts

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

This ordinance was not evaluated for possible health impacts.

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

Public engagement was completed per 88-505-12.

3. How does this legislation contribute to a sustainable Kansas City?
This ordinance allows an entertainment venue, which is expected to enhance cultural experience of the area.

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)

Kirkwood Master Association

4950 Central Street, Kansas City, MO 64112

July 22, 2026

Neighborhood Planning & Development Committee, and City Councilmembers
City Hall
414 E. 12th Street
Kansas City, MO 64106

**Re: Kansas City Symphony / 4901 Main St Development — Case Nos. CD-CPC-2026-00044, 00045, 00046;
Ordinance 260627**

Dear Councilmembers,

On behalf of the Kirkwood Master Association and its Board of Directors, we write regarding the proposed Kansas City Symphony music venue at 4901 Main Street. As a neighborhood adjacent to the project, Kirkwood residents will experience its impact. We support investment in arts and culture, but we share many of the concerns raised by nearby residents and neighborhood associations.

We respectfully ask that the Commission and Council carefully consider the following issues:

- **Traffic Congestion:** A venue accommodating up to 4,500 attendees would significantly increase vehicular traffic on already constrained streets, including Main, Walnut, Brookside Boulevard, 49th Street, 50th Street, and Ward Parkway. Conditions #21 and #23 of Ordinance 260627 require both Traffic Management and Event Management plans prior to issuance of the Certificate of Occupancy and prior to each event. We believe it is critical that these plans be reviewed with business, commercial, and neighborhood representatives whose properties are adjacent to or in close proximity to the venue, with an opportunity for input and a timeframe that allows changes based on resident feedback.
- **Event Parking & Spillover:** The proposal relies heavily on complimentary parking in adjacent garages, but some attendees may choose to park on nearby residential streets. The traffic and event management plans should address the potential impact on residential streets, and staffing should direct patrons to designated parking facilities.
- **Construction Impacts and Parking:** A construction parking plan should be established and enforced before work begins to prevent overflow parking in surrounding neighborhoods, with dedicated parking for workers and contractors, to minimize potential for negative impact on residential streets. All public streets should be restored to good condition following construction, including resurfacing where necessary, at the developer's expense.
- **Pedestrian Safety:** Pedestrian safety is a concern for both event attendees and patrons of nearby restaurants and businesses. The immediate area lacks traffic signals adequate to protect pedestrians crossing streets. Condition #7 begins to address this but requires further refinement; supplemental staffing to direct vehicles alone may not provide the necessary pedestrian protections. While no specific issues are anticipated, we recommend an increased security presence when the venue opens to help ensure the safety of nearby commercial properties and neighborhoods.
- **Loss of Trees and Green Space:** Conditions #2 and #5 address the required landscaping plan and approved street tree planting plan. As with the Traffic and Event Management plans, we request community review of the landscaping and tree planting plan prior to finalization. The Kirkwood community also maintains an open green space on 49th Street between Central and Wyandotte Streets. This is private property without fencing or other physical barriers, and we are concerned it may become an informal event overflow space, which would require us to more formally designate it as private property.

We feel that it is in the best interest of all parties — the City, the Kansas City Symphony, and the surrounding neighborhoods — that the City and the Symphony complete due diligence regarding the concerns expressed above before construction begins, rather than prior to issuance of any certificates of occupancy permits.

The Kirkwood community supports cultural investment in South Plaza. However, we believe that the success of this venue will require thoughtful and comprehensive traffic, parking, and safety planning, developed with meaningful expert, municipal, and resident input.

Thank you for your consideration.

Respectfully,

**Kirkwood Master Association
Board of Directors**

Cc: Danny Beckley, Kansas City Symphony
Tim Cook, Kansas City Symphony



File #: 260637

ORDINANCE NO. 260637

Sponsor: Councilmember Nathan Willett

Approving an amendment to an existing approved development plan in District B3-2 to allow for commercial/retail development on about 1.27 acres generally located south of N.E. Barry Road and west of N. Indiana Avenue. (Case No. CD-CPC-2026-00058)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to an existing approved development plan in District B3-2 (Neighborhood Business) on an approximately 1.27 acre tract of land generally located south of N.E. Barry Road and west of N. Indiana Avenue, legally described as:

A tract of land located in the Northwest Quarter of Section 7, Township 51 North, Range 32 West of the 5th P.M., in the City of Kansas City, Clay County, Missouri and being more particularly described as follows: Beginning at the northwest corner of Tract B of final plat of Market Place 152 first plat as recorded in Plat Book I, page 88.1 as recorded in the Clay County Recorder's Office thence along the western line of said Tract B South 00°29'06" West 182.01 feet; thence 26.66 feet along a curve to the right having a radius of 270.00 feet whose chord bears South 03°18'49" West 26.65 feet; thence 55.55 feet along a curve to the right having a radius of 45.00 feet whose chord bears South 41°30'43" West 52.09 feet; thence South 76°52'34" West 29.89 feet; thence leaving said western line South 79°34'28" West 37.87 feet; thence 26.65 feet along a curve to the right having a radius of 145.00 feet whose chord bears South 84°50'20" West 26.61 feet; thence North 89°53'48" West 87.70 feet; thence North 00°29'06" East 265.33 feet to a point on the southern right of way of N.E. Barry Road (variable width); thence along said southern right of way South 89°30'54" East 215.92 feet to the point of beginning and containing 55,510 square feet or 1.27 acres more or less.

is hereby approved subject to the following conditions:

1. 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.

2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
3. 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. Prior to recording the final plat the developer shall upload and secure approval of a street tree planting plan from the City Forester.
5. The developer shall secure approval of a project plan from the City Plan Commission prior to a building permit for each lot within the development, with the exception of Lot 6.
6. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
7. All vehicular areas within the development must be screened in accordance with Section 88-425 of the Zoning and Development Code.
8. This Development Plan shall act in lieu of a special use permit for Motor Vehicle Repair General within the B3-2 zoning district as permitted by Section 88-517-09-D.
9. Outstanding corrections by the Police Department and Water Services Department shall be resolved prior to being heard by City Council.
10. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft-6 in. clearance height. Check with Streets & Traffic (KCMO Public Works Department) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
11. 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)
12. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
13. All required Fire Department access roads shall be an all-weather surface. Grass pavers are not permitted. (IFC-2012: § 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)
15. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
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. The developer shall provide Fire Department access roads before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
19. The developer shall pay the arterial street 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 ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
21. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.
22. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
23. 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.

24. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
25. 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.
26. 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.
27. The developer shall provide covenants to maintain private storm and sanitary sewer mains acceptable to the Kansas City Water Services Department for any private storm sewer mains prior to the issuance of any building permits.
28. The developer shall provide private (storm drainage, sanitary sewer) easements for any private mains prior to 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 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.

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution#: 260637

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 an amendment to an existing approved development plan in District B3-2 to allow for commercial/retail development on about 1.27 acres generally located south of N.E. Barry Road and west of N. Indiana Avenue. (Case No. CD-CPC-2026-00058)

Discussion

This is an amendment to an existing approved development plan in District B3- 2 (Neighborhood Business) on an approximately 1.27 acre tract of land generally located south of N.E. Barry Road and west of N. Indiana Avenue to allow for commercial/retail development.

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 the development of private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the development of 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 the development of 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 the development of 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)

This ordinance has no 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):
 - ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - ☐ Increase and support local workforce development and small and locally owned businesses.
 - ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
 - ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
 - ☐

Prior Legislation

14645-P and 14645-P-1 – Ordinance 160932 approved a Rezoning of approximately 24.17 acres generally bounded by Northeast Barry Road on the north and west, Missouri Highway 152 on the south and Indiana Avenue on the east from District B2-2 to District B3-2 and approved a Development Plan for commercial development (nine commercial buildings totaling about 102,150 sq. ft.), also serving as a preliminary plat, approved December 15, 2016.

CD-AA-2021-00159 – Approved a request for a Minor Amendment to permit an eating and drinking establishment on Lot 3 in District B3-2 on about 24 acres generally located at the northwest corner of 152 Highway and North Indiana Avenue, approved February 28, 2021.

CD-AA-2024-00076 – Approved a request for a Minor Amendment to permit an eating and drinking establishment on Lot 4 in District B3-2 on about 24 acres generally located at the northwest corner of 152 Highway and North Indiana Avenue, approved December 6, 2024.

CD-AA-2025-00033 – Approved a Minor Amendment in District B3-2 (Commercial) on about 24 acres generally located at the northwest corner of 152 Highway and North Indiana Avenue allowing for the use of a car wash, approved April 10, 2025.

Service Level Impacts

Not applicable as this is an ordinance authorizing the development of private property.

Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored
☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Approval with Conditions

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing the development of 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 the development of private property.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing the development of 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 the development of 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 the development of 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 the development of 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)