



**Agenda**

**Neighborhood Planning and Development Committee**

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

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**Tuesday, May 19, 2026**

**1:30 PM**

**26th Floor, Council Chamber**

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**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**

[260471](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Countryside Third Plat, an addition in Jackson County, Missouri, on approximately 2 acres generally located on the south side of Countryside Lane approximately 200 feet east on Booth Avenue creating seven (7) lots and one (1) tract for the purpose of legally establishing an existing residential development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2026-00007)

**Director of City Planning & Development**

[260472](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Central Bank Sporting Complex, an addition in Platte County, Missouri, on approximately 77 acres generally located on the north side of Highway 152 between N. Line Creek Parkway to the west and N. Platte Purchase Drive to the east, creating one (1) lot for the purpose of a multipurpose sports complex; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2026-00010)

**Director of Health**

[260459](#) Sponsor: Director of Health Department

Accepting and approving a one-year \$125,944.00 grant amendment with the Missouri Department of Health and Senior Services to provide funding for a comprehensive HIV Surveillance Program; estimating and appropriating the sum of \$125,944.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

\*\*\*END OF CONSENTS\*\*\*

COUNCIL

**O'Neill**

[260473](#) Sponsor: Councilmember Kevin O'Neill

Approving a waiver of the Code § 3-622 requirements for the Seiden Furs Building Renovation located at 935 Broadway Boulevard.

GENERAL SERVICES DEPARTMENT

**Director of General Services and Director of Health**

[260464](#) Sponsor: Director of General Services Department

Authorizing the Manager of Procurement Services to execute a \$153,567.00 contract with The Community Capital Fund (CCF) from previously appropriated funds to support and invest in a Hope Ambassador Program for innovative and measurable community development that aligns with and strengthens the financial, human, and social capital of under-resourced neighborhoods in the Greater Kansas City metropolitan area.

**Director of General Services and Director of Health**

[260465](#) Sponsor: Director of General Services Department

Authorizing the Manager of Procurement Services to execute two contracts in the amount of \$500,000.00 each with qualified community-based organizations Arts Tech and Upper Room KC from to design, implement, and operate youth summer and after-school programming designed to reduce youth violence using previously appropriated funds.

**Director of General Services and Director of Health**

[260469](#) Sponsor: Director of General Services Department

Authorizing the Manager of Procurement Services to execute a contract in the amount of \$1,000,000.00 with ReDiscover from previously appropriated funds to operate the Kansas City Assessment and Triage Center (KC-ATC) and provide crisis intervention services for individuals experiencing mental health or substance use emergencies.

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

**Director of Housing and Community Development**

[260458](#) Sponsor: Director of Housing and Community Development Department

Accepting recommendations of the Central City Economic Development Tax Board; reducing existing appropriations of the Central City Economic Development Sales Tax Fund, Fund No. 2200 by \$667,718.00 and appropriating the same; reducing existing appropriations of the Central City Economic Development Sales Tax Fund, Fund No. 2200 by \$2,150,380.00 and appropriating the same; authorizing the Director of Housing and Community Development Department to expend up to \$2,150,380.00 from funds previously appropriated in the Central City Economic Development Sales Tax fund; and authorizing the Manager of Procurement Services to execute various funding agreements in accordance to this Ordinance.

**Director of Housing and Community Development**

[260470](#) Sponsor: Director of Housing and Community Development Department

Approving the 2026 Annual Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), the Emergency Solution Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA); and including reprogramming funds from CDBG 2021-2024 in the amount of \$2,470,098.59 and HOME 2019-2024 in the amount of \$4,337,410.37; and authorizing submittal to the US Department of Housing and Urban Development.

PUBLIC WORKS DEPARTMENT

**Director of Public Works**

[260477](#) Sponsor: Director of Public Works Department

Vacating Right-of-Way excess to the City's needs, in Jackson County, Missouri; and upon the effective date of this ordinance, the City Clerk is hereby directed to record said ordinance in the Office of the Recorder of Deeds for Jackson County, Missouri.

CITY PLANNING AND DEVELOPMENT DEPARTMENT

**Director of City Planning & Development**

[260475](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving the Prospect-Hickman Mills Vision Plan, generally bounded by 75th Street to the north, Bruce R. Watkins Drive to the east, 87th Street/Blue River Road to the south, and The Paseo to the west.  
(CD-MISC-2026-00002)

**Director of City Planning & Development**

[260478](#) Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-610-05-E, Loss of Nonconforming Status, and enacting in lieu thereof a new section of like number and subject matter for the purpose of facilitating reconstruction of nonconforming detached houses after accidental damage or destruction.

HELD IN COMMITTEE

**Rogers**

[260359](#) Sponsor: Councilmember Wes Rogers

RESOLUTION - Directing the City Manager to develop a plan to conduct a survey of Kansas City, Missouri businesses for FY 2026-27 for the purpose of identifying the importance of various issues to businesses and identifying expansion and retention plans of businesses in the future.

**Director of City Planning & Development**

[260376](#) Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-285, Westport Overlay District, and enacting in lieu thereof a new section of like number and subject matter for the purpose of amending allowed uses within the Westport Overlay District and creating standards for drive-through facilities. (CD-CPC-2026-00025) \*\*\*HELD UNTIL 6/9/2026\*\*\*

**Bough**

[260378](#) Sponsor: Councilmember Andrea Bough

Amending Chapter 74, Code of Ordinances, Kansas City Redevelopment Ordinance, by repealing and replacing Section 74-302 to allow a community improvement district issuing special assessments to be used for blight removal or capital improvements to have a term up to 27 years.

**Lucas**

[260399](#) Sponsor: Mayor Quinton Lucas

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. \*\*\*HELD UNTIL 6/9/2026\*\*\*

**Lucas**

[260400](#) Sponsor: Mayor Quinton Lucas

Amending Chapter 56 of the Code of Ordinances, Article V, Dangerous buildings or structures, by repealing and replacing Section 56-539, Permits, to require Historic Preservation Commission review for demolition of historic structures declared dangerous buildings, except in cases of emergency. \*\*\*HELD UNTIL 6/9/2026\*\*\*

**Lucas**

[260401](#) Sponsor: Mayor Quinton Lucas

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 56-586, Semiannual fee for chronically vacant nuisance property to expand vacant property registration to unimproved vacant land, add required disclosure of plans or intent for vacant property, establish procedures for investigating and identifying properties with a residential structure or multiple dwelling units that have been vacant for at least six months and have had multiple housing code violations and assess a \$200.00 fee for each semiannual period in which the City has investigated and made this determination; establishing policy for disclosure of access permission by Kansas City Police Department and the Office of Unhoused Solutions Triage team; and directing the City Manager to implement a city-wide registration outreach campaign.

\*\*\*HELD UNTIL 6/9/2026\*\*\*

**Parks-Shaw**

[260408](#) Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Directing the City Manager to compile and maintain a publicly accessible listing of companies offering health and wellness discounts to Kansas City residents; establishing inclusion criteria; directing outreach; directing development and implementation of a community weight management program; and requiring periodic reports.

**Director of City Planning & Development**

[260429](#) Sponsor: Director of City Planning and Development Department

Approving the petition to add property to the Linwood Shopping Center Community Improvement District, generally located at the northwest corner of Prospect Avenue and Linwood Boulevard in Kansas City, Jackson County, Missouri; and directing the City Clerk to report the amendment of the District to the Missouri Department of Economic Development and the Missouri state auditor.

\*\*\*HELD UNTIL 6/9/2026\*\*\*

**Director of City Planning & Development**

[260432](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 1.5 acres generally located at the southwest corner of West 46th Street and Pennsylvania Avenue in District R-0.5 allowing for the construction of a parking garage on a site with three multi-unit residential buildings. (CD-CPC-2026-00017)

**Director of City Planning & Development**

[260433](#) Sponsor: Director of City Planning and Development Department

Vacating approximately 1.51 acres of public right-of-way in District R-1.5 generally located at the northwest corner of Northeast Barry Road and North Prospect Avenue; and directing the City Clerk to record certain documents. (CD-ROW-2025-00043)

**Director of Housing and Community Development**

[260434](#) Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Housing Trust Fund Advisory Board for additional funding in the amount of \$250,000.00 to the Blue Hills Townhomes project developed by Blue Hills Townhomes, LP, located at 5015 Garfield Avenue; reducing \$250,000.00 in existing appropriations in the Housing Trust Fund and appropriating the same; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$250,000.00 from the funds appropriated in the Housing Trust Fund.

**Director of Health**

[260435](#) Sponsor: Director of Health Department

Accepting and approving a one-year \$631,890.00 contract amendment with the Missouri Department of Health and Senior Services to provide funding for activities of the High Impact HIV Prevention and Surveillance Program; estimating and appropriating the sum of \$631,890.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

**Director of City Planning & Development**

[260436](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 42 acres generally located at the northwest corner of N.E. Vivion Road and N. Chouteau Trafficway from District UR to District UR and approving a development plan serving as a major amendment to a previously approved UR district to change permitted uses. (CD-CPC-2026-00009)

**Director of City Planning & Development**

[260437](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Swope Area Plan on about 2.6 acres generally located at 6655 Troost Avenue by changing the recommended land use from commercial and open space/buffer to commercial for the Mean Well Power Solutions expansion. (CD-CPC-2026-00020).

**Director of City Planning & Development**

[260438](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2.6 acres generally located at 6655 Troost Avenue from Districts B4-2 and R-5 to District B4-3 and approving a development plan to allow for a 30,000 square foot expansion of an industrial use. (CD-CPC-2026-00021 & CD-CPC-2026-00022)

**Director of City Planning & Development**

[260439](#) Sponsor: Director of City Planning and Development Department

RESOLUTION- Directing the City Manager to submit projects identified in this Resolution as applications for the FY 2027 Planning Sustainable Places Program (PSP) funding to the Mid America Regional Council (MARC).

**Robinson**

[260441](#) Sponsor: Councilmember Melissa Robinson

RESOLUTION - Directing the City Manager to increase indigent care funding in the amount of \$140,000.00 for Swope Health Services as part of first quarter FY2026-27 budget analysis, and later quarters if necessary, subject to availability of funds in the Health Levy Fund.

**Robinson**

[260442](#) Sponsor: Councilmember Melissa Robinson

Authorizing the Director of Public Works to execute a Cooperative Agreement with the Palestine Community Improvement District for implementation of eligible work in connection with PIAC Award No. 420464 from funds previously appropriated, including work within the public right-of-way including streetlights, pedestrian lighting, and fencing; and recognizing this ordinance as having an accelerated effective date.

**Lucas**

[260453](#) Sponsor: Mayor Quinton Lucas

Amending Chapter 50, Code of Ordinances, "Offenses and Miscellaneous Provisions" by repealing Section 50-234, "Conversion therapy of minors prohibited," in its entirety, and amending Chapter 38, Article III, Division 1, Sec. 38-113, "Discriminatory Accommodation Practices" for the purpose of creating an exception regarding preferred pronouns.

**Patterson Hazley**

**260454** Sponsor: Councilmember Melissa Patterson Hazley

RESOLUTION - Directing the City Manager to evaluate City housing programs and policies to ensure they do not unintentionally exacerbate the concentration of poverty and to recommend strategies that promote diverse housing access, neighborhood stability, and balanced economic development investment throughout Kansas City; and report back to the City Council within 90 days.

**ADDITIONAL BUSINESS**

1. Opportunity Zone Submittal Presentation
2. There may be general discussion for current Neighborhood Planning and Development Committee issues.
3. Closed Session
  - Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
  - Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
  - Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
  - Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
  - Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
  - Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
  - Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.
4. Those who wish to comment on proposed ordinances can email written testimony to [public.testimony@kcmo.org](mailto:public.testimony@kcmo.org). Comments received will be distributed to the committee and added to the public record by the clerk.

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

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

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

Adjournment



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**File #: 260471**

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ORDINANCE NO. 260471

Sponsor: Director of City Planning and Development Department

Approving the plat of Countryshire Third Plat, an addition in Jackson County, Missouri, on approximately 2 acres generally located on the south side of Countryshire Lane approximately 200 feet east on Booth Avenue creating seven (7) lots and one (1) tract for the purpose of legally establishing an existing residential development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2026-00007)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

Section 3. That the 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 4. 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 Jackson County, Missouri.

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on May 6, 2026.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260471

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 Countryshire Third Plat, an addition in Jackson County, Missouri, on approximately 2 acres generally located on the south side of Countryshire Lane approximately 200 feet east on Booth Avenue allowing, creating seven (7) lots and one (1) tract for the purpose of legally establishing an existing residential development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2026-00007)

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

### Discussion

The request is to consider approval of a Final Plat in District R-7.5 (Residential) on about 2 acres generally located on the south side of Countryshire Lane approximately 200 feet east on Booth Avenue allowing for the creation of 7 lots and 1 tract for an existing residential development. This use was approved in Case No. CD-CPC-2025-00193 which served as the Preliminary Plat. The Preliminary Plat proposed to legally establish lots which were illegally subdivided. The previous owner had subdivided by deed with the County without City consent. Approval of this Final Plat will legally establish these lots and remove Holds placed on the lots due to the illegal subdivision.

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.

## 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.
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### Prior Legislation

CD-CPC-2025-00193 - Approve a Preliminary Plat in District R-7.5 (Residential) on about 2 acres generally located on the south side of Countryshire Lane approximately 200 feet east on Booth Avenue allowing for the establishment of 7 lots and 1 tract for an existing residential development, approved December 17, 2025.

### 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)



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**File #: 260472**

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ORDINANCE NO. 260472

Sponsor: Director of City Planning and Development Department

Approving the plat of Central Bank Sporting Complex, an addition in Platte County, Missouri, on approximately 77 acres generally located on the north side of Highway 152 between N. Line Creek Parkway to the west and N. Platte Purchase Drive to the east, creating one (1) lot for the purpose of a multipurpose sports complex; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2026-00010)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Central Bank Sporting Complex, 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 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 4. 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 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on May 6, 2026.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260472

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 CENTRAL BANK SPORTING COMPLEX, an addition in Platte County, Missouri, on approximately 77 acres generally located on the north side of Highway 152 in between N. Line Creek Parkway to the west and N. Platte Purchase Drive to the east, creating one (1) lot for the purpose of a multipurpose sports complex; 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-2026-00010)

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

### Discussion

The request is to consider approval of a Final Plat in District MPD (Master Planned Development) on about 77 acres generally located on the north side of Highway 152 in between North Line Creek Parkway to the west and North Platte Purchase Drive to the east to allow for the creation of one lot for the purposes of a multipurpose sports field complex. This use was approved in Case No. CD-CPC-2019-00202 which served as the Preliminary Plat.

The Final Plat for Central Bank Sporting Complex was originally filed under CLD-FnPlat-2021-00049 and approved by City Council through Ordinance 220264. The approval expired on March 31, 2026, as the plat was not recorded within four years of City Council approval. A new application has been submitted to obtain reapproval from City Council and allow for recording of the plat.

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.

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

### 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.
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### Prior Legislation

CD-CPC-2019-00202- Committee Substitute 200596 was approved by Council on August 6, 2020, and allowed for Rezoning and Development Plan/Preliminary Plat for the Twin Creeks Village Master Plan.

### Service Level Impacts

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

### 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 land.
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 land.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing the subdivision of land.
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 land.  
[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 land.

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 land.

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



**File #: 260459**

ORDINANCE NO. 260459

Sponsor: Director of Health Department

Accepting and approving a one-year \$125,944.00 grant amendment with the Missouri Department of Health and Senior Services to provide funding for a comprehensive HIV Surveillance Program; estimating and appropriating the sum of \$125,944.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the HIV Surveillance Program is responsible for monitoring and coordinating the reporting of HIV disease across a seven-county region of Missouri, working with physicians, hospitals, and laboratories to collect accurate case information; and

WHEREAS, the data generated through HIV surveillance provides essential statistical reports that support grant applications, prevention initiatives, and the Ryan White Program, which delivers critical services to individuals living with HIV in the Kansas City, Missouri metropolitan area; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY

Section 1. That a one-year grant 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 HIV Surveillance Program, for the period of June 1, 2026 through May 31, 2027, for an amount not to exceed \$125,944.00 is hereby accepted and approved. A copy of the contract, in substantial form, is on file with the Director.

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

27-2480-500001-473570-G50242528	HIV/AIDS Surveillance 28	\$125,944.00
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Section 3. That the sum of \$125,944.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

27-2480-505416-A-G50242528	HIV/AIDS Surveillance 28	\$124,093.00
27-2480-505416-B-G50242528	HIV/AIDS Surveillance 28	900.00
27-2480-505416-C-G50242528	HIV/AIDS Surveillance 28	<u>951.00</u>
	TOTAL	\$125,944.00

Section 4. That the Director of Health is hereby designated as requisitioning authority for Account No. 27-2480-505416-G50242528 and is hereby authorized to expend the sum of \$125,944.00 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

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

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Brenton Siverly  
Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260459

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 \$125,944.00 grant amendment with Missouri Department of Health and Senior Services to provide funding for a comprehensive HIV surveillance program ; estimating and appropriating the sum of \$125,944.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

### Discussion

HIV surveillance is responsible for identifying and coordinating the reporting of HVI disease in a seven-county region of Missouri. Routine contact with physicians, hospitals and laboratories facilitates their reporting, and the aggregate numbers are returned to the community as statical reports which support numerous grant applications and prevention activities.

HIV surveillance provides data and statical information needed to apply and maintain funds that support Ryan White activities that assist those living with HIV in the Kanas City Metro area

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Health Grants Fund 2480-505416-G50242528
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?  
Leverages 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

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

## Service Level Impacts

Many public health programs are funded based on the needs of the community and impact upon individual citizens and high-risk groups. This program allows for direct analysis of data surrounding those living with HIV and how to best provide the available resources (case management, medications housing, transportation) to those individuals.

## 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

Continues ongoing grant program

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Case surveillance data provide the basis for our understanding of the burden of disease and are used to guide public health action at the federal, state, and local levels.

Knowing how many people are diagnosed with HIV infection each year-and the stage of disease at diagnosis-is important for planning, resource allocation, and for monitoring trends and disparities between groups.

Laboratory data (e.g. viral load and CD4 counts) are essential for monitoring whether people are receiving the vital HIV medical care services they need to live long healthy lives and reduce the transmission to others.

With these data, state and local level staff can identify people with HIV who may not be receiving care

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?  
Promoting economic vitality, social equality and environmental quality in addressing public health initiatives is often dependent upon federal, state and local funding; however the goal of these programs is to promote and protect all citizens of Kansas City on a continuing, ongoing and sustainable basis.

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 subcontracting

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)



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**File #: 260473**

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ORDINANCE NO. 260473

Sponsor: Councilmember Kevin O’Neill

Approving a waiver of the Code § 3-622 requirements for the Seiden Furs Building Renovation located at 935 Broadway Boulevard.

WHEREAS, the City Council previously approved the Central Business District Urban Renewal Plan (“The Plan”) by Ordinance No. 36287 on January 17, 1969, to eliminate and prevent the spread, development and recurrence of the blighted conditions within the Central Business District Urban Renewal Area as defined in the Plan (“Plan Area”); and

WHEREAS, Iconic Preservation LLC, a Missouri limited liability company (“Redeveloper”), proposed a project within the Plan Area, located at or the Rehabilitation of the Seiden Furs Building (the ”Project”), located at 935 Broadway Boulevard; and

WHEREAS, the Seiden Furs Building, a two-story commercial office building, was originally built in 1874 and is believed to be the oldest commercial building in downtown Kansas City; and

WHEREAS, the Seiden Furs Building has been subject to significant deterioration and neglect, having been vacant since approximately 2007; and

WHEREAS, the building’s roof partially collapsed in 2021, leading to it being designated a Dangerous Building by the City; and

WHEREAS, since purchasing the property, the Redeveloper has stabilized the building and is planning a \$1.7 Million historic rehabilitation of the building; and

WHEREAS, the Project will redevelop the property into first floor commercial space and three live/work units on the second floor, with exterior rehabilitation and the installation of new mechanical, electrical, and plumbing systems; and

WHEREAS, pursuant to Land Clearance Redevelopment Authority (“LCRA”) Resolution No. 05-03-25 dated May 29, 2025, the LCRA has approved a ten-year abatement of the increase in property taxes at 100% for the Project; and

WHEREAS, Code § 3-622 provides that no less than the prevailing wage rate shall be paid to a workman performing work as part of the construction, reconstruction, improvement,

enlargement, alteration, painting and decorating, or major repair on development projects approved by the City and LCRA; and

WHEREAS, Code § 3-622(d) provides that the prevailing wage requirements may be waived if circumstances are appropriate, especially for projects meeting extraordinary qualifications, including projects that involve the renovation or rehabilitation of a building that contributes to a historic district; and

WHEREAS, the Seiden Furs building contributes to the Historic Wholesale District; and

WHEREAS, the Council determines that it is appropriate to waive prevailing wage requirements for the project due to the historic nature of the building; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That pursuant to Code § 3-622, the prevailing wage requirements established in Code § 3-622 are hereby waived for purposes of the Seiden Furs Building Renovation located at 935 Broadway Boulevard.

..end

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Approved as to form:

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Emalea Kohler  
Associate City Attorney

**No Docket Memo  
Provided for  
Ordinance No.  
260473**



**File #: 260464**

ORDINANCE NO. 260464

Sponsor: Director of General Services Department

Authorizing the Manager of Procurement Services to execute a \$153,567.00 contract with The Community Capital Fund (CCF) from previously appropriated funds to support and invest in a Hope Ambassador Program for innovative and measurable community development that aligns with and strengthens the financial, human, and social capital of under-resourced neighborhoods in the Greater Kansas City metropolitan area.

WHEREAS, CCF will:

- support a rapid application and disbursement process for Hope Ambassador Program applicants;
- promote the Hope Ambassador Program via social media and community networks in a way that ensures that 45 individuals across all six City Council districts will receive funds;
- develop a process that ensures payments will occur as a result of monthly milestones being met;
- provide quarterly reports of promotion/outreach efforts;
- participate in quarterly evaluation sense-making discussions with the Health Department about program progress; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY

Section 1. That the Manager of Procurement Services is authorized to execute one contract in the amount of \$153,567.00 with The Community Capital Fund (CCF) from previously appropriated funds to support and invest in a Hope Ambassador Program for innovative and measurable community development that aligns with and strengthens the financial, human, and social capital of under-resourced neighborhoods in the Greater Kansas City metropolitan area.

27-2330-512170-B

Mental Health Initiatives

\$153,567.00

..end

The City has no financial obligation under both this Ordinance and Contract until the Manager of Procurement Services issues a purchase order which shall be signed by the City's Director of Finance certifying there is a balance, otherwise unencumbered, to the credit of the appropriation to which the expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment will be made, each sufficient to meet the obligated incurred in the purchase order.

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Brenton Siverly  
Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260464

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

Authorizing the Manager of Procurement Services to execute one contract in the amount of \$153,567.00 with The Community Capital Fund (CCF) from previously appropriated funds to support and invest in innovative and measurable community development that aligns with and strengthens the financial, human, and social capital of under-resourced neighborhoods in the Greater Kansas City metropolitan area; and recognizing this ordinance as having an accelerated effective date.

### Discussion

The Kansas City Health Department (KCHD) seeks Council approval to enter into an agreement with the Community Capital Fund (CCF) to support implementation of the Community Wellness Ambassador Program. CCF will partner with KCHD to promote the Community Wellness Ambassador Program and administer micro-grant disbursements to selected participants. Founded in 2012, CCF is a 501(c)(3) community development organization dedicated to strengthening financial, human, and social capital in under-resourced neighborhoods throughout the Greater Kansas City metropolitan area. CCF has established strong relationships across historically underserved communities in both Kansas City, Missouri and Kansas City, Kansas, positioning the organization to rapidly and equitably deploy resources through trusted neighborhood networks

The structure ensures measurable outcomes, geographic equity, and responsible oversight.

The ordinance advances CREO goals by directing resources into historically underserved neighborhoods, supporting inclusive economic participation through community-based micro-grants, strengthening local nonprofit capacity, and building neighborhood leadership infrastructure. Overall, the partnership enhances equitable access, community trust, and efficient delivery of City-supported wellness initiatives.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
27-2330-512170-B Health Fund
3. How does the legislation affect the current fiscal year?  
Encumbers \$153,567.00 from the Health Fund for FY27
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 cost with the option to renew the contract.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No

**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

240562

## Service Level Impacts

The proposed partnership with the Community Capital Fund strengthens the City's public health approach by leveraging a trusted community-based intermediary to promote and administer the Hope Ambassador Program, CCF will ensure equitable participation across all six Council districts, support rapid and accountable fund disbursement, and provide quarterly reporting and evaluation engagement. This agreement promotes fiscal stewardship through milestone-based payments tied to documented outreach activities while reducing administrative burden on City staff.

## Staff Recommendation

Health Department

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

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

This ordinance is recommended to ensure the continued delivery of critical, community-based services that directly support the City's violence prevention and public health priorities.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
More citizens will be aware of health outcomes and health department services

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?  
This legislation helps create a more sustainable Kansas City by investing in neighborhood leaders, supporting fair access to resources, and focusing on prevention and community health.  
By partnering with Community Capital Fund to manage the Community Wellness Ambassador Program, the City strengthens local leadership, ensures resources reach all six Council districts, and makes sure funds are distributed responsibly based on clear milestones.  
By focusing on prevention, building trust, and tracking results, this program helps make neighborhoods stronger, healthier, and safer over the long term.

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:  
Contract previously reviewed by CREO.

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 #: 260465**

ORDINANCE NO. 260465

Sponsor: Director of General Services Department

Authorizing the Manager of Procurement Services to execute two contracts in the amount of \$500,000.00 each with qualified community-based organizations Arts Tech and Upper Room KC from to design, implement, and operate youth summer and after-school programming designed to reduce youth violence using previously appropriated funds.

WHEREAS, the City seeks to contract with community-based organizations to provide structured after-school and summer youth programming during high risk hours in a safe, supervised environment; and

WHEREAS, the programs promote positive social behaviors, integrate academic, recreational, and therapeutic activities, and will prioritize youth who are justice-involved, disconnected from school, or exposed to violence and trauma; and

WHEREAS, evidence-based and evidence-informed violence prevention strategies will be integrated throughout all programming; and

WHEREAS, the programs will provide opportunities that build leadership, academic engagement, personal responsibility, and will strengthen collaboration with families, schools, and community partners; and

WHEREAS, contractors will track outcomes and report progress to the Health Department; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY

Section 1. That the Manager of Procurement Services is authorized to execute two contracts in the amount of \$500,000.00 each with qualified community-based organizations Arts Tech and Upper Room KC to design, implement, and operate youth summer and after-school programming designed to reduce youth violence using previously appropriated funds.

27-2000-501905-618560	Blueprint for Violence Prevention	\$1,000,000.00
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..end

The City has no financial obligation under both this Ordinance and Contract until the Manager of Procurement Services issues a purchase order which shall be signed by the City's Director of Finance certifying there is a balance, otherwise unencumbered, to the credit of the appropriation to which the expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment will be made, each sufficient to meet the obligated incurred in the purchase order.

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Brenton Siverly  
Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260465

Submitted Department/Preparer: General Services

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

Authorizing the Manager of Procurement Services to execute two contracts in the amount of \$500,000.00 each with qualified community-based organizations Arts Tech and Upper Room KC from previously appropriated funds to design, implement, and operate youth summer and after-school programming designed to reduce youth violence, promote positive social behaviors, and also integrates academic, recreational, and therapeutic activities and will prioritize youth who are justice-involved, disconnected from school, or exposed to violence and trauma; authorizing a total expenditure of \$1,000,000.00 to satisfy the cost of the contracts; and recognizing this ordinance as having an accelerated effective date.

### Discussion

Arts Tech and Upper Room KC will provide structured after-school and summer programming during high risk hours in a safe, supervised environment. Throughout all programming there will be integrated evidence-based and evidence-informed violence prevention strategies. Opportunities will be provided that will build leadership, academic engagement, and personal responsibility. This program will also be able to strengthen collaboration with families, schools, and community partners.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
27-2000-501905-618560 Violence Prevention Fund
3. How does the legislation affect the current fiscal year?  
\$1,000,000.00 expenditure for FY27

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
This is a one-time cost with the option to renew the contract past its ending date of January 31<sup>st</sup>, 2027.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
N/A

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No
3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

Click or tap here to enter text.

**Citywide Business Plan (CWBP) Impact**

1. View the [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 reimagine the system of public safety with a focus on evidence-based approaches for crime prevention, treatment of mental health, emergency response time, and the criminal justice system.
  - 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.

- Enhance employee recruitment, succession planning, and retention in the police and fire departments with a continued emphasis on diversity.
- 

## Prior Legislation

N/A

## Service Level Impacts

Impacts and KPIs will be measured by the following variables: Number of unduplicated youth served (target 130 annually), Average program attendance rate (target 70% or higher), Number of violence-prevention and emotional-regulation sessions delivered, Staff training completion rate (target 100%), Pre/Post assessments showing improvement in emotional regulation or conflict-management skills (target 60% demonstrate improvement), Program completion or retention rate (target greater than 60%), Youth self-reported gains in confidence, leadership, and goal setting, Number of family engagement activities, Compliance with safety 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

This program will strengthen collaboration with families, schools, and community partners to reduce violence and promote positive youth social behavior and academic achievement.

## Other Impacts

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

This program is expected to significantly reduce youth violence, provide prevention strategies and supportive services in a safe environment.

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

The Health Department's competitive procurement process identified qualified organizations to deliver youth outreach and support services aligned with the needs of Kansas City.

3. How does this legislation contribute to a sustainable Kansas City?  
It will reduce the occurrences of youth violence related activities.

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:

Sole Source Solicitation

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)?

Yes(Press tab after selecting)

In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.



**File #: 260469**

ORDINANCE NO. 260469

Sponsor: Director of General Services Department

Authorizing the Manager of Procurement Services to execute a contract in the amount of \$1,000,000.00 with ReDiscover from previously appropriated funds to operate the Kansas City Assessment and Triage Center (KC-ATC) and provide crisis intervention services for individuals experiencing mental health or substance use emergencies.

WHEREAS, ReDiscover will provide, facilitate, or coordinate access to Clinical Assessment for each client’s behavioral health status including history of symptoms and treatment and engagement with community behavioral health providers; and

WHEREAS, the contract provides for Crisis Intervention and Treatment for individuals experiencing a mental health or substance use crisis and includes the development of individualized Discharge Plans and client referrals to appropriate community behavioral health agencies; and

WHEREAS, ReDiscover will maintain sixteen triage slots for individuals with substance use disorders or mental illnesses; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY

Section 1. That the Manager of Procurement Services is authorized to execute a contract in the amount of \$1,000,000.00 with ReDiscover to operate the Kansas City Assessment and Triage Center (KC-ATC) and provide crisis intervention services for individuals experiencing mental health or substance use emergencies using the previously appropriated funds below:

27-2330-501000-619080	Health Fund	\$1,000,000.00
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..end

The City has no financial obligation under both this Ordinance and Contract until the Manager of Procurement Services issues a purchase order which shall be signed by the City's Director of Finance certifying there is a balance, otherwise unencumbered, to the credit of the appropriation to which the expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment will be made, each sufficient to meet the obligated incurred in the purchase order.

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Brenton Siverly  
Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260469

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

Authorizing the Manager of Procurement Services to execute one contract in the amount of \$1,000,000.00 with ReDiscover from previously appropriated funds to operate the Kansas City Assessment and Triage Center (KC-ATC) and provide crisis intervention services for individuals experiencing mental health or substance use emergencies; and recognizing this ordinance as having an accelerated effective date.

### Discussion

ReDiscover will provide, facilitate, or coordinate access to Clinical Assessment for each client's behavioral health status including history of symptoms and treatment and engagement with community behavioral health providers. Crisis Intervention and Treatment will be provided for individuals experiencing a mental health or substance abuse crisis. Discharge plans will be developed as well as referrals to the appropriate community behavioral health agencies. Triage slots will be maintained for individuals with substance use disorders and mental illnesses.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
27-2330-501000-619080 Health Fund
3. How does the legislation affect the current fiscal year?  
\$1,000,000.00 expenditure for FY27.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
This is a one-time cost.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No.

**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)**

N/A

**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 reimagine the system of public safety with a focus on evidence-based approaches for crime prevention, treatment of mental health, emergency response time, and the criminal justice system.
  - 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.
  - Enhance employee recruitment, succession planning, and retention in the police and fire departments with a continued emphasis on diversity.
  -

**Prior Legislation**

Ordinance Nos. 160125 and 200841

## Service Level Impacts

Client service summaries and Referral logs will be submitted by way of monthly reports to gauge client demographics and visit counts as well as services provided and triage slot utilization. Referral destinations and follow-up services will also be tracked and documented.

## Staff Recommendation

Health Department

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

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

This ordinance will improve public health and safety by reducing reliance on emergency rooms and detention facilities.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This partnership will impact those individuals who are experiencing mental health or substance use emergencies by providing crisis intervention services.
2. How have those groups been engaged and involved in the development of this ordinance?  
ReDiscover has been a partner with the City for years in assisting with the management and operation of Kansas City Assessment and Triage Center.
3. How does this legislation contribute to a sustainable Kansas City?  
It will reduce the reliance on emergency rooms and detention facilities.
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:

Sole Source Solicitation

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)



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**File #: 260458**

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ORDINANCE NO. 260458

Sponsor: Director of Housing and Community Development Department

Accepting recommendations of the Central City Economic Development Tax Board; reducing existing appropriations of the Central City Economic Development Sales Tax Fund, Fund No. 2200 by \$667,718.00 and appropriating the same; reducing existing appropriations of the Central City Economic Development Sales Tax Fund, Fund No. 2200 by \$2,150,380.00 and appropriating the same; authorizing the Director of Housing and Community Development Department to expend up to \$2,150,380.00 from funds previously appropriated in the Central City Economic Development Sales Tax fund; and authorizing the Manager of Procurement Services to execute various funding agreements in accordance to this Ordinance.

WHEREAS, Section 67.1305 of the Revised Statutes of Missouri authorizes the City to impose a retail sales tax not to exceed one-half of one percent if the imposition of such a retail sales tax is submitted to, then approved by, majority of the votes cast; and

WHEREAS, on April 4, 2017, pursuant to authority granted by Section 67.1304, RSMo, a majority of Kansas City, Missouri voters approved a new 1/8 of one percent retail sales tax for funding economic development projects within the area bounded by 9th Street on the north, Gregory Boulevard on the south, Paseo Boulevard on the west and Indiana Avenue on the east; and

WHEREAS, the developers requested a public contribution and the Central City Economic Development Sales Tax Board recommended that funding be approved; and

WHEREAS, the developer subsequently identified a need for additional funding due to increases in construction labor and construction costs; and

WHEREAS, the projects serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generated jobs (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, the contributions contemplated by the Funding Agreement are limited to those which have been determined to be needed for the purpose of ensuring that the project proceeds, and but for their contribution, the project would not proceed to the detriment of public interest; and

WHEREAS, that after careful consideration, the Central City Economic Development Sales Tax Board accepted letter from Allenwood Properties, LLC to rescind the previously awarded funds in the amount of \$667,718.

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

Section 1. That the recommendations of Central City Economic Development Tax Board that were issued on December 18, 2025, and March 25, 2026, are hereby accepted.

Section 2. That the appropriation in the following account of the Central City Economic Development Sales Tax Fund, Fund 2200, is hereby reduced by the following amount:

27-2200-555998-619850-55ALLENWOODA	Allenwood	\$ 667,718.00
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Section 3. That the sum of \$667,718.00 is hereby appropriated from the Unappropriated Fund Balance of the Central City Economic Development Sales Tax Fund, Fund No. 2200, to the following account:

27-2200-555998-B-55BUDGET	Budget Integration Account	\$ 667,718.00
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Section 4. That the appropriation in the amount of \$2,150,380.00 is hereby reduced from Central City Economic Development Sales Tax Fund, Fund No. 2200 from the following amount:

27-2200-555998-B-55BUDGET	Budget Integration Account	\$2,150,380.00
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Section 5. That the amount of \$2,150,380.00 is hereby appropriated from the Unappropriated Fund Balance of the Central City Economic Development Tax Fund, Fund No. 2200, to the following accounts:

27-2200-555998-619080-55ANFORDBLADDA	Sanford B Ladd School	
	Redevel	\$2,000,000.00
27-2200-555998-619080-55EAST27DEV	East 27th Street	
	Development	<u>150,380.00</u>
	TOTAL	\$2,150,380.00

Section 6. That the Manager of Procurement Services is authorized to execute the necessary documents to amend the aforementioned funding agreements and expend up to \$2,150,380.00 from the funds appropriated in the Central City Economic Development Tax Fund herein.

Section 7. That the Director of the Housing and Community Development Department is designated requisitioning authority for Account No. 27-2200-555998.

..end

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The City has no financial obligation under both this Ordinance and Contract until the Manager of Procurement Services issues a purchase order which shall be signed by the City's Director of Finance certifying there is a balance, otherwise unencumbered, to the credit of the appropriation to which the expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment will be made, each sufficient to meet the obligated hereby incurred.

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Brenton Siverly  
Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260458

Submitted Department/Preparer: Housing

Revised 6/10/24

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

### Executive Summary

Accepting partial recommendations of the Central City Economic Development Tax Board; reducing existing appropriations of the Central City Economic Development Sales Tax Fund, Fund No. 2200 by \$667,718 and appropriating the same; reducing existing appropriations of the Central City Economic Development Sales Tax Fund, Fund No. 2200 by \$2,150,380.

### Discussion

Accepting recommendations of the Central City Economic Development Tax Board; reducing existing appropriations of the Central City Economic Development Sales Tax Fund, Fund No. 2200 by \$667,718 and appropriating the same; reducing existing appropriations of the Central City Economic Development Sales Tax Fund, Fund No. 2200 by \$2,150,380 and appropriating the same; authorizing the Director of Housing and Community Development Department to expend up to \$2,150,380 from funds previously appropriated in the Central City Economic Development Sales Tax fund; and authorizing the Manager of Procurement Services to execute various funding agreements in accordance to this Ordinance.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
27-2200-555998-B-55BUDGET - Central City Economic Development Sales Tax Fund
3. How does the legislation affect the current fiscal year?  
CCED Board voted to recommend an increase in funding for certain projects.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
NA
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
NA

**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

230372

## Service Level Impacts

The Developer subsequently identified a need for additional funding due to increases in construction labor and construction cost, and the Central City Economic Development Sales Tax Board accepted letter from Allenwood Properties, LLC to rescind the funding award in the amount of \$667,718 previously allocated to Allenwood Properties.

## 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?  
(i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 86

Number of Affordable Units 86

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:

CUPs and LOI will be submitted to CREO prior to issuance of a Notice to Proceed.

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

No(Press tab after selecting)

NA

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

No(Press tab after selecting)



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**File #: 260470**

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ORDINANCE NO. 260470

Sponsor: Director of Housing and Community Development Department

Approving the 2026 Annual Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), the Emergency Solution Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA); and including reprogramming funds from CDBG 2021-2024 in the amount of \$2,470,098.59 and HOME 2019-2024 in the amount of \$4,337,410.37; and authorizing submittal to the US Department of Housing and Urban Development.

WHEREAS, the City of Kansas City has included the four grant programs CDBG, HOME, ESG and HOPWA funding to submit to the U.S. Department of Housing and Urban Development, Community Development Block Grant program for their consideration to provide public services, public facilities, minor home repair, elimination of blight and acquisition, housing renovation and construction and assistance to those persons with AIDS and to finance the City's community development and housing programs; NOW, THEREFORE,

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

Section 1. That the 2026 Annual Action Plan is prepared pursuant to the National Affordable Housing Act of 1990, as amended, a copy of which in substantial form is attached hereto, is hereby approved.

Section 2. That the Mayor, on behalf of the City of Kansas City, Missouri is hereby authorized to execute and submit the aforesaid 2026 Action Plan upon notice of entitlement funding levels through the Housing and Community Development Department.

Section 3. That the City Council hereby certifies that the 2026 Action Plan has been prepared and will be submitted to the U.S. Department of Housing and Urban Development pursuant to and in accordance with the Department's rules and regulations, including but not limited to Title 24 Section 570.301 through and including 570.306 of the Code of Federal Regulations.

Section 4. That the Director of Housing and Community Development Department is hereby authorized to expend up to a total of \$2,470,098.59 from funds previously appropriated to the Community Development Block Grant in Account No. 27-2600-575311-B-G57CDBG21 for \$97,104.43; Account No. 27-2600-555324-B-G55CDBG22 for \$482,843.62; Account No. 27-2600-555311-B-G55CDBG22 for \$44,015.09; Account No. 27-2600-555311-B-G55CDBG23 \$668,960.09; Account No. 27-2600-555320-B-G55CDBG24 \$1,139,290.03;

Account No. 27-2600-555311-B-G55CDBG24 \$37,885.33.

<b>Program Agency/Developer</b>	<b>FUNDING AMOUNT</b>
Rose Brooks Center	\$106,450.00
Arts Tech	\$139,987.00
Citywide Home Repair Program	\$600,000.00
Northland Neighborhoods	\$750,000.00
Metro Lutheran Ministries	\$80,000.00
Bridging the Gap	\$350,000.00
Journey To New Life	\$271,046.59
Our Spot KC	\$172,615.00
Total	\$2,470,098.59

Section 5. That the sum of \$1,004,668.33 is hereby appropriated from the Unappropriated Fund Balance to the following accounts in the HOME Investment Partnership Program fund:

27-2940-575311-B-G57HOME19                      2019 HOME Grant                      \$1,004,668.33

Section 6. That the Director of Housing and Community Development Department is hereby authorized to expend up to a total of \$4,337,410.37 from funds previously appropriated to the HOME Investment Partnership Grant in Account No. 27-2940-575311-B-G57HOME19 for \$1,234,793.52; Account No. 27-2940-575326-B-G55HOME21 for \$245,733.65; Account No. 27-2940-555326-B-G55HOME22 for \$479,201.22; Account No. 27-2940-555310-B-G55HOME23 for \$1,194,224.05; Account No. 27-2940-555311-B-G55HOME23 for \$434,375.90; Account No. 27- 2940-555311-B-G55HOME24 for \$749,082.03.

<b>Program Agency/Developer</b>	<b>FUNDING AMOUNT</b>
Multi-Family Reserve Fund	\$625,000.00
Jamison Housing on the Boulevard	\$375,000.00
Just Action Development Co.	\$369,836.00
Sankofa EDG	\$500,000.00
Social Impact Technology & Engineering (Terrace Lake)	\$125,000.00
Unhoused TBRA	\$2,000,000.00
Rental Assistance TBRA	\$342,574.37
Total	\$4,337,410.37

Section 7. That the Director of the Housing and Community Development Department is directed to negotiate and execute a funding agreement that provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article I V, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program. Further, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that prohibits the use of any CDBG funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the

funding agreement. In addition, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

..end

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

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Brenton Siverly  
Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260470

Submitted Department/Preparer: Housing

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 2026 Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), the Emergency Solution Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA); and reprogramming funds from CDBG in the amount of \$2,470,098.59; and HOME in the amount of \$4,337,410.37; and authorizing submittal to United States Urban Development for its consideration.

### Discussion

Several City programs and services rely on grant funding from the US Department of Housing and Urban Development: CDBG provides public services, public facilities and improvements, minor home repair, elimination of blight and land acquisition; HOME provides housing renovation and finances for the City's housing development projects for the benefit of low- to moderate- income persons; and HOPWA provides assistance to persons with AIDS; Emergency Solutions funds shelter operations and essential services. To continue to fund these services, the City must submit their Action Plan to HUD. This legislation certifies that the 2026 Action Plan has been prepared and will be submitted to the US Department of Housing and Urban Development for consideration.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
The US Department of Housing and Urban Development, managed through the following City funds:  
2600-Community Development Block Grant (CDBG)  
2580-General Grants Fund

2940-HOME Investment Partnership  
2740-Housing Opportunities for Persons with AIDS (HOPWA)

3. How does the legislation affect the current fiscal year?  
FY 2026-2027
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No future fiscal impact
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This legislation uses funding from the US Department of Housing and Urban Development to support affordable housing, homelessness, housing for persons with AIDS and childcare.

**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)**

N/A

**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

Ordinance #220162-Approving the 2022-2026 Five Year Consolidated Plan in accordance with the National Affordable Housing Act of 1990, as amended, and authorizing submittal to the US Department of Housing and Urban Development for its consideration.

## Service Level Impacts

Funding will be used to support affordable housing, homelessness, economic development, housing for persons with AIDS and childcare.

## Staff Recommendation

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?  
 The funds are used to improve environmental conditions for citizens.

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

The Health Department, Housing Department, along with the City Manager's office will improve the livability of the citizens of Kansas City, Missouri.

3. How does this legislation contribute to a sustainable Kansas City?  
This legislation will increase housing production, provide minor home repair, economic development, decrease homelessness and improve the environment.

4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units Total Number of Units: see project activity

Number of Affordable Units Number of Affordable Units: see project activity

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

[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)?

Yes(Press tab after selecting)

In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.



**File #: 260477**

ORDINANCE NO. 260477

Sponsor: Director of Public Works Department

Vacating Right-of-Way excess to the City’s needs, in Jackson County, Missouri; and upon the effective date of this ordinance, the City Clerk is hereby directed to record said ordinance in the Office of the Recorder of Deeds for Jackson County, Missouri.

WHEREAS, in 1987 the City of Kansas City, Missouri, acquired property by Warranty Deed in “South Side Place”, Document Numbers K784865, Bk. 1702 Pg. 1925 and K788086, Bk. 1710 Pg. 690; and in “Ellison & Murdock’s Addition”, Document Number K788762, Bk. 1712 Pg. 68, for new right-of-way for the construction of the Broadway – West Pennway Viaduct and the approach roadways of the Broadway – West Pennway Viaduct; and

WHEREAS, upon completion of the Broadway – West Pennway Viaduct, there exists unimproved right-of-way that is excess to the needs of the project once the construction of the viaduct was completed;

WHEREAS, said excess right-of-way is not part of the major street plan and does not provide the only physical access to any property or for any realigned right-of-way; NOW, THEREFORE,

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

Section 1. That the Council of Kansas City does hereby find that the Director of the Department of Public Works has declared certain City Right-of-Way to be in excess of the City’s needs with no future plans to improve said Right-of-Way and therefore requests that the following City Right-of-Way be vacated while retaining an Inspection and Maintenance Easement in “South Side Place”, and in “Ellison & Murdock’s Addition” subdivisions in Kansas City, Jackson County, Missouri, and described as follows:

A tract of land being a part of Lots 13 through 17, Block 1, South Side Place, and Lots 5 through 12, Ellison and Murdock’s Addition, both subdivisions in the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 7, Township 49 North, Range 33 West in Kansas City, Jackson County, Missouri, more particularly described as follows:

Commencing at the Southwest corner of Lot 1, Ellison and Murdock’s Addition; thence North 02 Degrees, 26 Minutes, 50 Seconds East along the West Line of Lots 1 through 5, Ellison

and Murdock's Addition, a distance of 109.36 feet to a point 9.36 feet North of the Southwest corner of said Lot 5, said point being the Point of Beginning. Thence Northeasterly and Northerly along a non-tangent curve to the left, said curve having an Initial Tangent Bearing of North 31 Degrees, 27 Minutes, 14 Seconds East, a Radius of 859.88 feet, a Delta of North 13 Degrees, 44 Minutes, 58 Seconds, for an Arc Length of 206.35 feet to a point on the north line of said Lot 12, Ellison and Murdock's Addition. Thence Northeasterly and Northerly along a non-tangent curve to the left, said curve having an Initial Tangent Bearing of North 17 Degrees, 42 Minutes, 15 Seconds East, a Radius of 859.88 feet, a Delta of North 05 Degrees, 07 Minutes, 24 Seconds, for an Arc Length of 76.89 feet to a point on the north line of said Lot 15, Block 1, South Side Place. Thence Northeasterly and Northerly along a non-tangent curve to the left, said curve having an Initial Tangent Bearing of North 12 Degrees, 34 Minutes, 50 Seconds East, a Radius of 859.88 feet, a Delta of North 05 Degrees, 41 Minutes, 18 Seconds, for an Arc Length of 85.37 feet to a point on the north line of Lot 13, Block 1, South Side Place and the south line of a Northeast – Southwest, 15 foot wide public right of way (Alley); Thence South 50 Degrees, 51 Minutes, 20 Seconds West, a distance of 127.47 feet along the south line of said 15 foot wide public right of way (Alley) and the northwesterly lines of Lots 13, 14, and 15, Block 1, South Side Place to the northwesterly corner of said Lot 15 and the east line of a North – South, 11 foot wide public right of way (Alley); Thence South 02 Degrees, 26 Minutes, 50 Seconds West along the East line of said 11-foot-wide public right of way (Alley) and the West line of Lots 15, 16, 17, Block 1 South Side Place, a distance of 66.17 feet to the Northwest corner of Lot 12, Ellison and Murdock's Addition; Thence continuing South 02 Degrees, 26 Minutes, 50 Seconds West along the East line of said 11-foot-wide public right of way (Alley) and the West line of Lots 12 through 5, inclusive, to the Point of Beginning. Containing 18,328.2 square feet or 0.42 acres more or less. An Inspection and Maintenance Easement is retained over, under, in and upon the same area described above.

Section 2. 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 3. That the public right of way described in Section 1 be and the same is hereby vacated. However, the City of Kansas City reserves an easement for the inspection, maintenance, repair of, and improvements to the Broadway – West Pennway Viaduct. The City of Kansas City shall have at all times the right to go upon the above-described properties to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the above-described properties in any manner as would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses, and specifically, there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor excavation thereunder without first securing the written approval of the Director of Public Works.

Section 4. That the City Clerk of Kansas City, Missouri is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance to be filed for record in the Recorder's Office in Jackson County, Missouri.

Section 5. All Ordinances or parts of Ordinances in conflict with this Ordinance are, in so much as they conflict with this Ordinance, hereby repealed.

..end

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Approved as to form:

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Abigail Judah  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260477

Submitted Department/Preparer: Public Works

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 excess City right-of-way in Jackson County, Missouri, originally acquired for the construction of the Broadway-West Pennway Viaduct, while retaining an inspection and maintenance easement; and directing the City Clerk to record the ordinance with the Jackson County Recorder of Deeds.

### Discussion

In 1987, the City acquired right-of-way within the South Side Place and Ellison & Murdock's Addition subdivisions for the construction of the Broadway-West Pennway Viaduct and its approach roadways. Following completion of the viaduct project, a portion of this right-of-way remained that is no longer necessary for public use.

The Department of Public Works has reviewed the subject property and determined that this right-of-way is excess to the City's needs, with no future plans for improvement or use as public right-of-way. The ordinance authorizes the vacation of approximately 18,328.2 square feet (0.42 acres) of right-of-way.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
N/A
3. How does the legislation affect the current fiscal year?  
No fiscal impact.
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?

No.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No
- 3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

This Ordinance has no direct fiscal impact.

**Citywide Business Plan (CWBP) Impact**

- 1. View the [Adopted 2025-2029 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?  
Infrastructure and Accessibility (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
  - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
  - Develop a multimodal regional transportation system for all users.
  - Develop environmentally sustainable strategies that improve quality of life and foster economic growth.
  - Ensure adequate resources are provided for continued maintenance of existing infrastructure.
  - Focus on delivery of safe connections to schools.
  -

**Prior Legislation**

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

## Service Level Impacts

Vacating excess right-of-way reduces the City's maintenance responsibilities for unused property while maintaining necessary access through the retained easement. There is no negative impact to current service levels or public access.

## Staff Recommendation

Public Works

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

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

The Department of Public Works recommends approval of this ordinance as the right-of-way is no longer needed for public use and retaining an easement ensures continued access for infrastructure maintenance.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No health impacts are anticipated.
2. How have those groups been engaged and involved in the development of this ordinance?  
This is an administrative action involving City-owned property. No public engagement was required.
3. How does this legislation contribute to a sustainable Kansas City?  
This action promotes efficient land use and reduces unnecessary City maintenance obligations.
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:

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)



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**File #: 260475**

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RESOLUTION NO. 260475

Sponsor: Director of City Planning and Development Department

**RESOLUTION** - Approving the Prospect-Hickman Mills Vision Plan, generally bounded by 75th Street to the north, Bruce R. Watkins Drive to the east, 87th Street/Blue River Road to the south, and The Paseo to the west. (CD-MISC-2026-00002)

WHEREAS, the Prospect-Hickman Mills Vision Plan serves as an implementation plan for the Swope Area Plan, translating its long-range vision into targeted strategies for reinvestment, connectivity, and equitable growth in the neighborhoods surrounding Prospect Avenue and Hickman Mills Drive; and

WHEREAS, the Swope Area Plan envisions developing desirable urban neighborhoods offering a high quality of life through diverse housing, transportation, shopping, employment, education, and recreational opportunities in a secure and well-maintained environment; and

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

WHEREAS, the Prospect-Hickman Mills Vision Plan has incorporated the policies of the KC Spirit Playbook and other appropriate planning documents; and

WHEREAS, as a result of this study, the City Planning and Development Department has proposed a framework for the orderly development and redevelopment within the Prospect-Hickman Mills Vision Plan area; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on April 1, 2026, recommend approval of the Prospect-Hickman Mills Vision Plan; NOW, THEREFORE,

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

Section A. That the Prospect-Hickman Mills Vision Plan is hereby approved as a strategic redevelopment and implementation framework along Prospect Avenue and Hickman Mills Drive corridors generally bounded by 75th Street to the north, Bruce R Watkins Drive to the east, 87th Street/Blue River Road to the south, and The Paseo to the west. A copy of the

Prospect-Hickman Mills Vision Plan is attached hereto, in substantial form, and is hereby approved.

Section B. That the Prospect-Hickman Mills Vision Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023, by the Council of Kansas City with the adoption of Resolution No. 230257.

Section C. That the Council finds and declares that before taking any action on the proposed Prospect-Hickman Mills Vision Plan hereinabove, all public notices have been given and hearings have been held as required by law.

..end

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# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260475

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

Adopting the Prospect-Hickman Mills Vision Plan for the area generally bounded by 75th Street to the north, Bruce R Watkins Drive to the east, 87th Street/Blue River Road to the south, and The Paseo to the west. (CD-MISC-2026-00002).

### Discussion

The Prospect - Hickman Mills Vision Plan is a community-driven effort to reimagine and revitalize Prospect Avenue, Hickman Mills Drive, and the surrounding neighborhoods in South Kansas City, Missouri. Spearheaded by the Marlborough Community Coalition and funded through the Public Improvement Advisory Committee (PIAC), the plan provides strategies for land use and development, mobility, community development, and green infrastructure to support long-term growth and sustainability.

The Plan identified opportunities to remove barriers to redevelopment which benefit the community by allowing for flexibility of housing types, restriction of unwanted uses along the corridor, and encouraging the reuse of existing structures. Recommendations include increasing the zoning designations in which multifamily housing is permitted by right, identifying undevelopable vacant lots and converting them to productive uses to discourage illegal dumping, and preventing nuisance businesses through land use and increased code enforcement.

To address limited alternative transportation modes and disconnected sidewalks that create unsafe or inconvenient walking conditions the Plan identifies actions to make it easier to walk, bike, and roll. These concerns are addressed through the reworking of the Prospect-Hickman Mills streetscape which was vetted by the Public Works Department. Changes include establishing traffic calming to reduce speeds, improving driver visibility, and simplifying confusing intersections through bump outs and other traffic calming devices as well as the complete redesign of the multiple

intersections along the corridor. The streetscape plan can be found in the Conceptual Corridor maps in the plan.

Community input suggested the feeling of disconnectedness between residents and business owners along the corridor which is addressed through actions that create community opportunities. Coordination with the Local Heavy Laborers Union to identify apprenticeships and training opportunities is an example of how the businesses that support the corridor can connect with residents and work to provide economic opportunity throughout the community. To reduce illegal dumping and blight, the plan suggests the expanded utilization of programs such as camera deployment and coordination between residents and the Neighborhood Services Department to stay of hot spots for dumping and blight. These actions were vetted by the Neighborhood Services Department.

Lastly, to Incorporate Natural Elements into the Public Realm and to address Stormwater issues in the community, the plan suggests incorporating more green infrastructure and energy saving installations. These sites can also act as community beautification, climate mitigation, and wayfinding landmarks.

Engaging the community was a key part in the production of this planning document. An overview of events and what we heard from the community can be found in Appendix A of the planning document.

## Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
The plan was funded by 5<sup>th</sup> District PIAC YR-41 dollars. (PIAC #410637)
3. How does the legislation affect the current fiscal year?  
Not applicable, there is no funding tied to the plan.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable, there is no funding tied to the plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No, as this is a planning document.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No
3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

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

**Citywide Business Plan (CWBP) Impact**

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

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

**Service Level Impacts**

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

## 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?  
No potential health impacts were identified.
2. How have those groups been engaged and involved in the development of this ordinance?  
A key element in the development of the Prospect-Hickman Mills Vision Plan was inclusive and intentional community engagement. Throughout 2025, a series of events and activities allowed residents, business owners, and stakeholders to share input on the corridor's strengths, challenges, and opportunities. Staff participated in 17 instances of engagement including: advisory committee meetings, a walking tour, a community visioning workshop, a public open house, a public survey, and a dedicated project website. By centering community voices, the plan is grounded in local priorities and the desire for a safer, more vibrant, and connected corridor.
3. How does this legislation contribute to a sustainable Kansas City?  
The plan includes actions under the Green Infrastructure section of the implementation chapter that addresses the need to develop sustainable and resilient neighborhoods through natural plantings and green stormwater management.
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 #: 260478**

ORDINANCE NO. 260478

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-610-05-E, Loss of Nonconforming Status, and enacting in lieu thereof a new section of like number and subject matter for the purpose of facilitating reconstruction of nonconforming detached houses after accidental damage or destruction.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-610-05-E, “Loss of Nonconforming Status,” and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

**88-610-05-E. LOSS OF NONCONFORMING STATUS**

**1. INTENTIONAL DAMAGE OR DESTRUCTION**

When a nonconforming structure is intentionally destroyed or damaged by causes within the control of the property owner or tenant, all nonconforming structure rights are lost and re-construction of the nonconforming structure is prohibited.

**2. ACCIDENTAL DAMAGE OR DESTRUCTION**

(a) When 50% or less of the volume of a nonconforming structure is accidentally destroyed or damaged by causes that are not within the control of the property owner or tenant, the structure may be restored or repaired provided that no new nonconformities are created and the existing degree of nonconformity is not increased. A building permit to reconstruct a destroyed or damaged structure must be obtained within 6 months of the date of occurrence of such damage, and once issued, construction must be diligently pursued or the nonconformity will be considered to be discontinued.

(b) Except as provided in subsection 88-610-05-E.2(c) below, when more than 50% of the volume of a nonconforming structure is accidentally destroyed or damaged by causes that are not within the control of the owner or tenant, the structure may not be restored except in conformity with the regulations of the zoning district in which it is located.

(c) Notwithstanding the foregoing, when more than 50% of the volume of a nonconforming detached house is accidentally destroyed or damaged by causes

that are not within the control of the owner or tenant, the structure may be restored or repaired provided that no new nonconformities are created, the existing degree of nonconformity is not increased, and the structure remains a detached house. A building permit to reconstruct the destroyed or damaged structure must be obtained within 12 months of the date of occurrence of such damage, and once issued, construction must be diligently pursued or the nonconformity will be considered discontinued.

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

..end

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260478

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

Amending Section 88-610-05 regarding reconstruction of nonconforming detached houses after accidental damage or destruction

### Discussion

The proposed text amendment is intended to assist property owners after accidental damage or destruction to single-family homes.

A building or structure that was lawfully built but no longer complies with the zoning and development code is considered "nonconforming." Nonconforming structures may remain in use, but are subject to the regulations of Section 88-610-05. This section establishes requirements for alteration and expansion, moving, and reconstruction in the case of damage or destruction.

The current ordinance establishes that, when more than 50% of the volume of a nonconforming structure is destroyed, the structure loses its nonconforming status and must be rebuilt in conformance with the standards of the current zoning ordinance. If less than 50% of the volume of a nonconforming structure is destroyed, the nonconforming structure may be restored as long as no nonconformities are increased.

The proposed text amendment would add an exception to Section 88-610-05-E.2 allowing nonconforming detached houses to be reconstructed when:

- There is accidental damage or destruction not within the control of the owner or tenant;
- No new nonconformities are created and existing nonconformities are not increased;
- The structure remains a detached house;
- A building permit is obtained within 12 months; and

- Construction is diligently pursued.

There was no public testimony on this amendment. City Plan Commission unanimously recommended approval.

## Fiscal Impact

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

### 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

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

### Service Level Impacts

Not applicable - this is a zoning text amendment

### 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

Staff recommends Approval  
CPC recommends Approval

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable - this is a zoning text amendment
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable - this is a zoning text amendment
3. How does this legislation contribute to a sustainable Kansas City?  
This text amendment facilitates the reconstruction of detached houses after accidental damage or destruction.
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:

Not applicable - this is a zoning text amendment

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)



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**File #:** 260359

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RESOLUTION NO. 260359

Sponsor: Councilmember Wes Rogers

**RESOLUTION** - Directing the City Manager to develop a plan to conduct a survey of Kansas City, Missouri businesses for FY 2026-27 for the purpose of identifying the importance of various issues to businesses and identifying expansion and retention plans of businesses in the future.

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby directed to develop a plan to conduct a survey of Kansas City, Missouri businesses for FY 2026-27 for the purpose of identifying the importance of various issues to businesses and identifying expansion and retention plans of businesses in the future.

Section 2. That the City Manager shall report back to City Council regarding the City Manager's progress on the directives of this Resolution within 30 days.

..end

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# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: Resolution 260359

Submitted Department/Preparer: Mayor/Council's Office

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

Directing the City Manager to develop a plan to conduct a survey of Kansas City, Missouri businesses for FY 2026-27 for the purpose of identifying the importance of various issues to businesses and identifying expansion and retention plans of businesses in the future.

### 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?  
N/A
3. How does the legislation affect the current fiscal year?  
To be determined
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
To be determined
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
no

**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 does not appropriate funds

**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

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

Click or tap here to provide reasoning.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
N/A
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
N/A
4. Does 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 #: 260376**

ORDINANCE NO. 260376

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-285, Westport Overlay District, and enacting in lieu thereof a new section of like number and subject matter for the purpose of amending allowed uses within the Westport Overlay District and creating standards for drive-through facilities. (CD-CPC-2026-00025) \*\*\*HELD UNTIL 6/9/2026\*\*\*

WHEREAS, major amendments to overlay district regulations, including restrictions to allowed uses and changes to design regulation requirements, must be reviewed and approved in accordance with the procedures of 88-515; and

WHEREAS, an application to amend the uses and design regulations for the Westport Overlay District was filed by 706 Westport Road LLC, a landowner within the overlay district, and reviewed in accordance with 88-515; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-285, Westport Overlay District, and enacting in lieu thereof a new section of like number and subject matter for the purpose of amending allowed uses within the Westport Overlay District and creating standards for drive-through facilities, said section to read as follows:

**88-285 - WESTPORT OVERLAY DISTRICT**

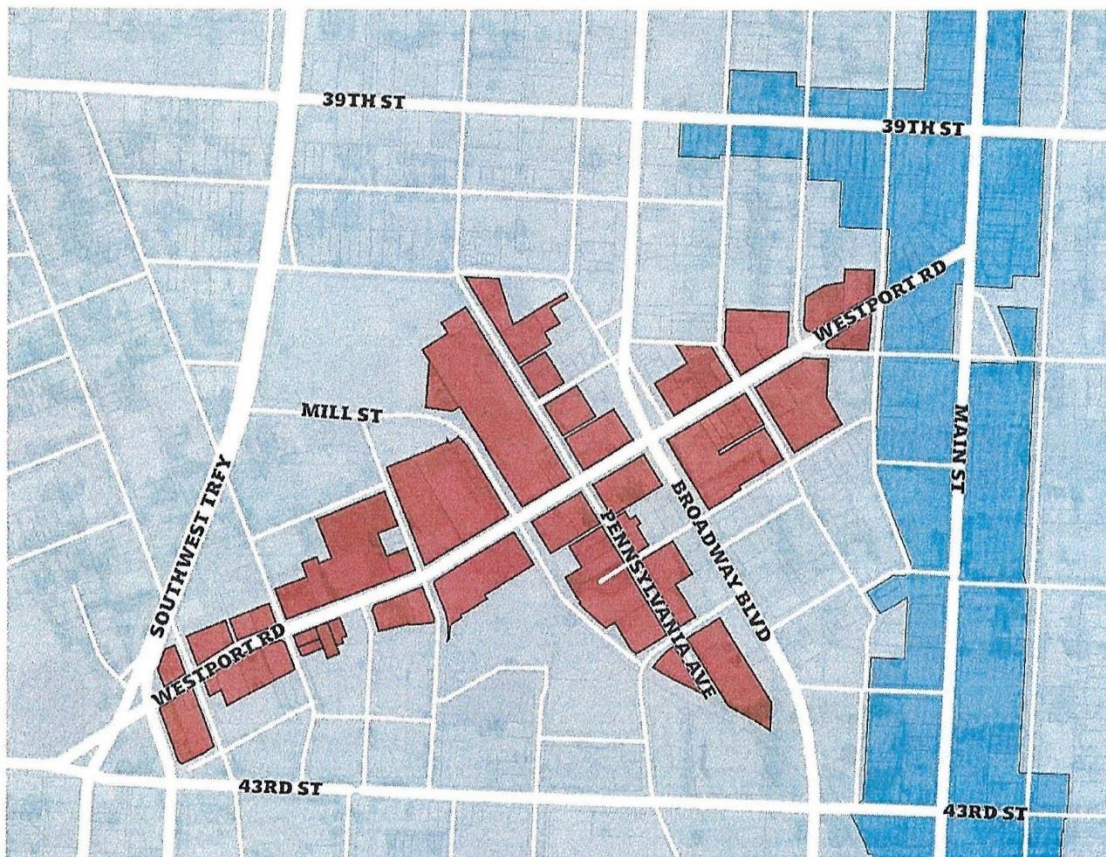
**88-285-01 INTRODUCTION**

The following regulations create development and site design standards that promote the recommendations outlined in the Westport District Master Plan. The Westport Overlay aims to provide a cohesive development pattern along Westport Road and Pennsylvania Avenue, the primary pedestrian-oriented corridors in the Westport district. This overlay generally extends along Westport Road from Southwest Trafficway to the boundary of the MCO district, and along Pennsylvania from 39th Street to 43rd Street (Figure 1). The intent of the overlay district is to:

1. Protect and encourage smaller-scale, fine grain development that reinforces that distinct character of Westport.
2. Promote incremental growth to allow the district to evolve, while ensuring that future development is compatible with the surrounding context.

3. Promote a mix of pedestrian-oriented uses that are compatible with the Westport Plan's vision and goals.
4. Strengthen the active, street-front development pattern to improve the public realm and enhance access to the district.
5. Enhance public spaces within Westport to further foster community and support businesses.
6. Manage the impact of parking facilities to enhance accessibility, while understating the prominence of lots and garages along the streetscape.
7. Celebrate the history of Westport by promoting walkable, human-scaled development patterns.
8. Promote high-quality development that enhances the shared value of Westport.

**Figure 1. Westport Overlay District Boundary**



**88-285-02 ALLOWED USES**

1. The standards of this article apply to all development in the Westport Overlay district. This document establishes the development standards that vary from the underlying base zoning for the properties in the Westport Overlay District. All provisions described below as regulatory in nature have the same force and effect as, but are variations from, the standards set forth in Chapter 88 of the Zoning and Development Code of Kansas City, Missouri.
2. If provisions of this overlay district are inconsistent with Chapter 88, the provisions of this overlay district shall apply.
3. If provisions of this overlay district are inconsistent with a Historic Overlay District, then the provisions of the Historic Overlay District shall apply.
4. Existing MPD and UR districts are exempt from the standards of this document. However, when new MPD or UR plans are adopted the standards of this document shall be met.
5. Buildings listed on the Kansas City and/or National Register of Historic Places, and following the Secretary of the Interior's Standards through the National Parks Service, shall be exempt from the Lot and Building Standards, Architectural Materials, Façade Articulation and Composition and Transparency standards of this overlay. A letter from the Historic Preservation Commission is required at the time of Application submittal to ensure the building meets Secretary of Interior standards.
6. Other than as set forth below, the underlying zoning and the regulations and standards included in the Zoning and Development Code, Chapter 88, prescribed for the areas rezoned to this overlay district shall remain unchanged and shall continue to apply.
  - a. **NEW DEVELOPMENT.**  
Full compliance with this article applies to all new buildings constructed within this district.
  - b. **ENLARGEMENTS AND EXPANSIONS.**  
Full compliance with this article applies only to the enlargement or expansion area. Enlargements or expansions must be reviewed and approved by the City Planning and Development Department in accordance with the required entitlement process.
  - c. **FAÇADE CHANGES.**  
Compliance with this article applies to façade changes to existing buildings.
  - d. **CHANGE OF USE OR OCCUPANCY.**  
Compliance with use standards apply whenever the use or occupancy of a

property changes.

- e. SIGNAGE.  
Compliance with signage standards apply when a permit is required.

**88-285-02-A TABLE OF ALLOWED USES**

Use categories and general uses have been established for principal uses of land and buildings. Table 1 indicates permitted uses (■) subject to general district and building development standards, special uses (S) subject to the discretionary review process, prohibited uses (-), and additional use-specific standards, applicable to all underlying zoning districts in the overlay district.

<b>Table 1: Allowed Uses</b>		
	<b>All Underlying Districts</b>	<b>Additional Use Standards</b>
<b>Residential</b>		
Household Living		
» Detached houses	■	88-120-03-H.3
» In any other residential building type	■	88-323
» In mixed-use building	■	
Group Living	■	
<b>Civic/Institutional</b>		
Bicycle Sharing Facilities	■	88-322
Club, Lodge, or Fraternal Organization	■	
College/University	■	
Day Care		
» Home-based (1—5)	■	
» Family (up to 10)	■	
» Group (up to 20)	■	
» Center (21+)	■	
Detention and Correctional Facilities	-	
Halfway House	-	
Hospital	■	
Library/Museum/Cultural Exhibit	■	
Park/Recreation	■	
Religious Assembly	■	
Safety Service		
» Fire station	■	
» Police station	■	
» Ambulance service	■	
<b>Table 1: Allowed Uses</b>		
	<b>All Underlying Districts</b>	<b>Additional Use Standards</b>

School	■	
Utilities and Services (except as noted below)		
» Basic, minor	S	88-323
<b>Commercial</b>		
Adult Business	-	
» Adult media store	-	
» Adult motion picture theater	-	
» Sex shop	-	
Animal Service		
» Sales and grooming	■	88-315
» Shelter or boarding	■	88-315
» Stable	S	88-315
» Veterinary	■	88-315
Artist Work or Sales Space	■	
Building Maintenance Service	■	
Business Equipment Sales and Service	■	
Business Support Service (except as noted below)	■	
» Day labor employment agency	-	
Communications Services Establishments	■	
Drive-Through Facility	S	88-340, 88-285-05-F
Eating and Drinking Establishments (except as noted below)	■	
» Tavern or nightclub	■	
Entertainment Venues and Spectator Sports		
» Indoor small venue (1—149 capacity)	■	
» Indoor medium venue (150—499 capacity)	■	
» Indoor large venue (500+ capacity)	■	
» Outdoor (all sizes)	■	Section 5-B
Financial Services (except as noted below)	■	
» Pawn shop	-	
» Short-term loan establishment	-	
Food and Beverage Retail Sales	■	
Funeral and Interment Service		
» Cemetery/columbarium/mausoleum	■	88-345
» Cremating	■	88-345-02
» Undertaking	-	
Gasoline and Fuel Sales	-	
Lodging		
<b>Table 1: Allowed Uses</b>		
	<b>All Underlying Districts</b>	<b>Additional Use Standards</b>

» Bed and Breakfast	■	88-320
» Hotel/motel	■	88-323
» Recreational vehicle park	-	
Mobile Vendor Park	■	88-358
Office, Administrative, Professional or General	■	
Office, Medical	■	
» Blood/plasma center	-	
Parking, Accessory	■	88-323; 88-285-05-C
Parking, Non-accessory	■	88-323; 88-285-05-C
Personal Improvement Service	■	
Repair or Laundry Service, Consumer	■	
Research Service	■	
Retail Sales	■	
» Outdoor Retail Sales Class A	■	88-366-01
» Outdoor Retail Sales - Class B	■	88-366-02
Reuse of officially designated historic landmark (local or national) if proposed use is not permitted	■	
Sports and Recreation, Participant		
» Indoor	■	
» Outdoor	■	88-285-05-B
Vehicle Sales and Service		
» Car wash/cleaning service	-	
» Heavy equipment sales/rental	-	
» Light equipment sales/rental (indoor)	-	
» Light equipment sales/rental (outdoor)	-	
» Motor vehicle repair, limited	-	
» Motor vehicle repair, general	-	
» Vehicle storage/towing	-	
<b>INDUSTRIAL</b>		
Manufacturing, Production and Industrial Service		
» Artisan	■	88-318
» Limited	S	
» General	-	
» Intensive	-	
Mining/Quarrying	-	
Recycling Service		
» Limited	S	88-323
<b>Table 1: Allowed Uses</b>		
	<b>All Underlying Districts</b>	<b>Additional Use Standards</b>

» General	-	
Self-Storage Warehouse	-	
Warehousing, Wholesaling, Storage, Freight Movement	-	
» Indoor	-	
» Outdoor	-	
» Demolition debris landfill	-	
<b>AGRICULTURAL</b>		
Agriculture, Animal	■	*Chapter 14
Agriculture, Crop	■	88-312
Agriculture, Urban		
» Home Garden	■	88-312
» Community Garden	■	88-312
» Community Supported Agriculture (CSA)	■	88-312
<b>ACCESSORY SERVICES</b>		
Wireless Communication Facility		
» Freestanding	■	88-323; 88-385
» Co-located antenna	■	88-385

**88-285-03 LOT AND BUILDING STANDARDS**

**88-285-03-A GENERAL STANDARDS**

The following Lot and Building Standards apply to all new construction within the overlay district:

<b>Table 2: Lot and Building Standards</b>	
<i>Lot Size &amp; Height [4]</i>	
Maximum Lot Size	2 acres
<b>Maximum Height:</b>	
0—50 feet from the front lot line on both Pennsylvania Avenue and Westport Road	3 stories
50+ feet from front lot line on both Pennsylvania Avenue and Westport Road [3]	5 stories
For lots located on other streets:	5 stories
<i>Frontage and Setbacks</i>	
Minimum Building Frontage on Westport or Pennsylvania Avenue [1]	85%
Maximum Front Yard Setback [1]	0 feet
Maximum Interior Side Setback [1] [2]	Max setback: 10 feet
Maximum Street-Side Setback [1]	Max setback: 10 feet
Minimum Rear Yard Setback	0 feet
Abutting a non-residential district	0 feet

Abutting residential district	15 feet
Abutting an alley (any zoning district)	0 feet

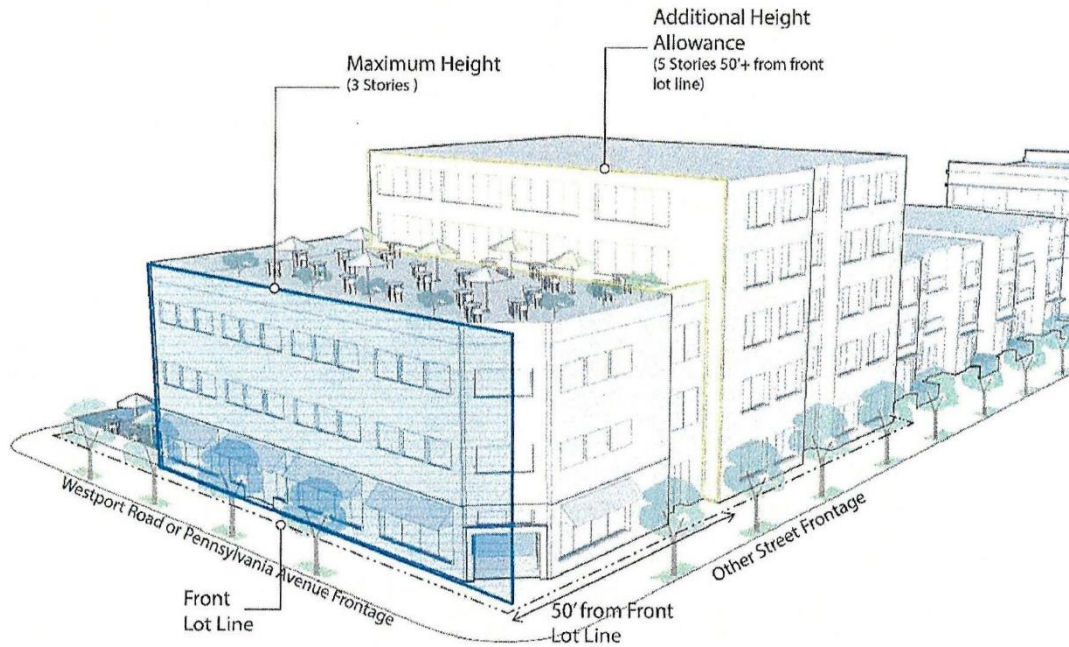
- [1] Minimum Building Frontage, Front and Side Yard Setbacks may be expanded to accommodate usable open space according to Section 88-285-05-B.
- [2] Non-street setbacks shall be as specified by the building code for each class of building.
- [3] Maximum building height may be altered according to Section 88-285-03-C.5.
- [4] For the purposes of this ordinance, height shall be measured from the highest elevation curb of the abutting street adjacent to the subject property.

**88-285-03-B FRONTAGE AND SETBACK EXCEPTIONS**

The following are exceptions to the frontage and setback limits in Table 2:

- 1. **ALL PROJECTIONS.**  
Any projections over public rights-of-way, or any similar area designed for pedestrian circulation, shall be at least 8 feet above the grade, and in no case within 5 feet of any curb for a street, through access drive or other area designed for vehicles. All projections shall receive approval from the appropriate entity prior to installation.
- 2. **ENTRY FEATURES.**  
Primary entry features such as porticos, stoops, or unenclosed porches may extend up to 6 feet into the required front setback. Entry features shall not encroach on any easement, encroachments must ensure a minimum of 10 feet of passable sidewalk width.
- 3. **USABLE OPEN SPACE FRONTAGE.**  
Usable open space along the lot frontage, including patios, courtyards, outdoor recreational areas, and outdoor entertainment venues, shall conform to the site design standards in Section 5-2.
- 4. **MECHANICAL EQUIPMENT.**  
Mechanical equipment shall be screened as required by Chapter 88 of the Zoning and Development Code.
- 5. **MULTIPLE BUILDINGS.**  
Multiple buildings are allowed on one lot. The buildings shall meet the development requirements found in Chapter 88 of the Zoning and Development Code and receive approval through the proper entitlement.

**Figure 2 - Maximum Height Allowances**



### 88-285-03-C HEIGHT EXCEPTIONS

The following are exceptions to the height limits in Table 2:

1. **GENERALLY.**

Building elements integral to the design and construction of the building, such as parapet walls, false mansards, or other design elements essential to a quality appearance of the building may extend up to 6 feet above the roof deck of a flat roof.

2. **ARCHITECTURAL FEATURES.**

Architectural features such as chimneys, ornamental towers or spires, and similar accessory features that are less than 20% of the building footprint may extend up to 50% above the actual building height.

3. **MECHANICAL EQUIPMENT.**

Functional and mechanical equipment such as elevator bulkheads, cooling towers, smokestacks, roof vents or other equipment may be built up to their necessary height in accordance with building codes. Roof mounted mechanical equipment shall be property screened as required by 88-425-07 of the Zoning and Development Code.

4. **ACCESSORY STRUCTURES.**

Accessory site structures such as flag poles, monuments, water towers, may have a height limit of 50 feet, but shall be setback a distance of at least  $\frac{1}{3}$  its height from the property line.

5. **PUBLIC PARKING ARRANGEMENT.**

The City may approve a height bonus of up to two additional stories with a

maximum height of 5 stories if at least 100 parking spaces or 20% of the parking spaces, whichever is greater is provided subject to an agreement between the Property Owner and the City. Parking is permitted by Special Use Permit subject to the provisions of Section 88-285-05-B of this Chapter.

**88-285-04 BUILDING COMPOSITION STANDARDS**

**88-285-04-A. MATERIALS**

**1. PRIMARY MATERIALS.**

Materials identified with a "PM" on Table 3 are Primary Materials and allowed on all stories of a structure.

**2. SECONDARY MATERIALS.**

Materials identified with a "SM" on Table 3 are Secondary Materials. Permitted secondary materials shall be used as accent material on the first story and shall not exceed 30% of the first story façade. Permitted secondary materials may be used on the second story and above of a structure or for the required building elements.

**3. PROHIBITED MATERIALS.**

Materials identified with an "-" on Table 3 are expressly prohibited.

**4. PRESERVATION OF MATERIALS.**

Preservation or restoration of original façade materials is desired in existing structures. Applied 'faux' façades or other not permitted non-original materials are not desired.

**5. DETERMINATION OF SIMILAR MATERIALS.**

When a specific material cannot be readily classified, the City Planning and Development Director is authorized to determine the most similar, thus most appropriate, material based on the following considerations:

- a. the appearance of the material;
- b. the durability of the material;
- c. the method of installing the material;
- d. the location of the material; and
- e. relevant information provided by the International Building Code.

**6. EXCEPTIONS TO MATERIAL LIMITATIONS FOR STOREFRONTS.**

Wood and metal may encompass more than 30% of a first-floor façade when used in a clearly articulated first-floor storefront system.

Table 3: Allowed Architectural Materials

Material	Front and Streetside	Side and Rear
----------	----------------------	---------------

Brick	PM	PM
Stone	PM	PM
Cast stone	PM	PM
Façade Glass [2]	SM	PM
Terra cotta	PM	PM
Tile	PM	PM
Concrete		
>> Cast-in-place concrete - smooth/no texture	-	SM
>> Cast-in-place concrete textured or altered	-	SM
>> Pre-cast concrete	-	SM
Stucco	SM	SM
Metal	SM	SM
Wood	SM	SM
Fiber cement		
>> Fiber cement panels	-	SM
>> Fiber cement clapboard siding	-	SM
Fiberglass replication	SM	SM
Concrete masonry unit	-	SM
Split faced block	-	SM
Glass block	-	SM
EIFS	-	SM
Electronic/Digital Façade Elements [1]	-	-

- [1] For the purposes of this ordinance, Electronic/Digital Façades are defined as an electronic/digitally illuminated façade surface exceeding 50% of any wall plane on a building, or 150 square feet, whichever is less.
- [2] For the purposes of this ordinance, first-floor and upper-floor windows complying with the transparency requirements of Table 4 are exempt from the maximum façade coverage area for secondary materials.

**88-285-04-B. MASSING AND FAÇADE COMPOSITION**

**1. GENERAL STANDARDS.**

Table 4 establishes design standards applying to the massing and façade composition of buildings fronting on Westport Road and/or Pennsylvania Avenue in this overlay.

Minimum First Story [1]	Upper Story Transparency	Upper Story Transparency	Wall Plane Limits	Blank Wall Limits
1 per 50'	60—90%	15—40%	80 linear feet; and 500 s.f. maximum	50 linear feet; and 500 s.f. maximum

[1] For corner buildings, any entrance feature located on the corner may count for the first-entry requirement for both sides. The second required entry feature may be located 75 feet from a corner entrance.

2. **COMPOSITION.**

Façade composition refers to the use of materials, fenestration and architectural details and ornamentation to add interest and uniqueness to buildings and activate or emphasize certain spaces around a building. In addition to the standards outlined in Table 4, the following must be met:

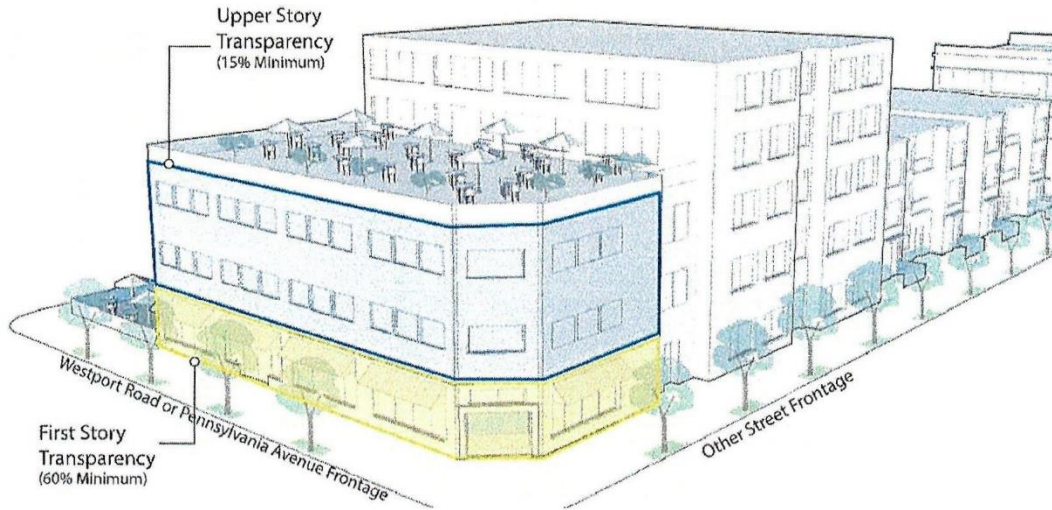
- a. Blank walls and wall planes shall be broken up clearly with elements that add architectural interest and variety, such as projections, recesses, offsets, windows, painted features, or blank window openings trimmed with frames, sills or lintels.
- b. Façade composition shall establish a base, body and top of building and shall distinguish different structural components with varying material and color.

3. **ENTRANCES.**

Entrances shall be clearly defined on all front façades with at least one of the following elements and be located at intervals specified in Table 4:

- a. A single-story architectural emphasis such as raised parapets or gables, canopies, porticos, overhangs, pediments, or arches;
- b. Transoms and/or display windows that frame and emphasize the entry;
- c. Architectural details such as tile work and moldings, columns, pilasters, or other similar material changes; OR
- d. Integral planters or wing walls associated with a recessed or projecting entry court or plaza that integrates more formal landscape and hardscape designs.

**Figure 3 – Transparency**



**4. TRANSPARENCY.**

Buildings shall have the percentage of openings specified in Table 4, based on the following:

- a. The transparent facade determined by Table 4 must be comprised of windows between 2 feet and 10 feet above the sidewalk or transparent doors that allow clear views of indoor space or product display areas.
- b. On corner lots, 60% first-floor transparency is required where building façades abut Westport Road.
- c. Façades fronting parkways and boulevards shall comply with the standards set forth in 88-323 "Boulevard and Parkway Standards."
- d. First-floor uses that are solely for residential purposes may reduce their transparency to 40%.
- e. Display windows that do not provide views into the interior of the building may be counted towards satisfying up to 50 percent of the minimum ground-level transparency requirements, provided that they are internally illuminated and are at least 3 feet in depth.
- f. No existing building shall be altered in such a way that reduces transparency below the required or existing amount.
- g. Illumination of windows, display windows, and primary entrances shall not have any effects of movement, flashing, scintillation, rolling, dissolving, fading or similar effects and shall be in compliance with Section 88-430 of the Zoning and Development Code.

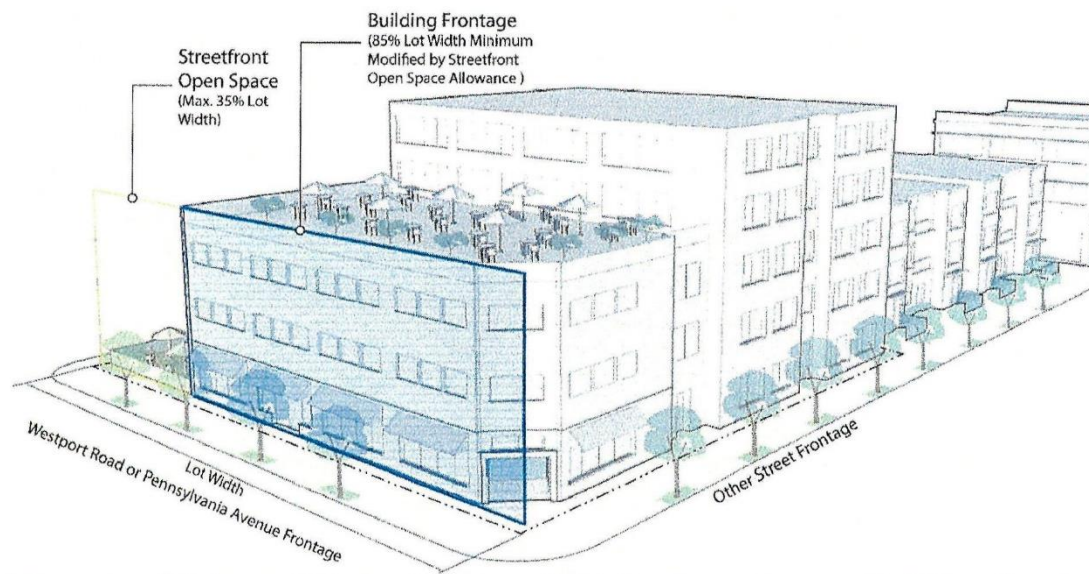
**88-285-05 SITE DESIGN STANDARDS**

### 88-285-05-A. BUILDING ACCESS

Primary entrances shall comply with the following standards:

1. **DIRECT ACCESS REQUIRED.**  
Primary entrances shall provide direct public access from the adjacent rights-of-way in compliance with the Pedestrian Standards as stated in 88-450 of the Zoning and Development Code.
2. **CORNER LOTS.**  
On corner lots, corner entrances are encouraged.

**Figure 4 - Minimum Building Frontage and Usable Open Space**



Buildings fronting Westport Road or Pennsylvania Avenue are required to occupy at least 85% of the lot's width, unless usable open space complying with Section 88-285-05-B is included. Usable open space may occupy up to 35% of the lot's width.

### 88-285-05-B. USABLE OPEN SPACES

Building frontage and setbacks in Table 2 may be modified to accommodate usable open space, including patios, courtyards, outdoor recreational areas, and Outdoor entertainment venues. Usable open spaces shall conform to the following standards:

1. **LOCATION.**  
Open space must directly abut the streetscape.
2. **FRONTAGE EXTENT ALLOWANCE.**  
Open space shall not exceed 35% of the total lot frontage along Westport Road and/or Pennsylvania Avenue.
3. **SIZE.**  
Open space shall be at least 15 feet in all directions. Open space shall not exceed

20,000 square feet.

4. **ALLOWED USES.**

Open space may be used for dining, gathering, recreation, or similar uses. Open space shall not be used for outdoor storage. Outdoor uses shall be accessory to the principal use.

5. **ENCLOSURE.**

Open space may be enclosed with a permanent rail or wall constructed of metal, masonry, or wood, not exceeding 36 inches in height. Enclosed usable open spaces may include an entry along the perimeter to accommodate public access of at least 36 inches wide.

6. **ACTIVATION.**

Usable open space shall be designed as active social space. For the purposes of this ordinance, "Usable Open Space" shall not be interpreted as vehicular use areas such as parking or loading facilities, landscape areas, or stairways. At a minimum, open space shall be designed to include two of the following elements:

- a. Movable furniture;
- b. Interactive art installation;
- c. Planters with seasonal or ornamental plantings;
- d. Water element such as a fountain;
- e. Shade elements.

**88-285-05-C. VEHICLE PARKING FACILITIES**

Uses in the Westport Overlay are exempt from the parking standards of Section 88-420-06 of the Zoning and Development Code of Kansas City, Missouri. Where the expansion or addition of parking is allowed through special use permit, the following standards apply:

1. **UNDERSTATED PARKING REQUIRED.**

Parking facilities shall not directly abut Westport Road or Pennsylvania Avenue. Any off-street parking provided must be located behind, within, or under the building, unless determined otherwise by the Planning Director.

2. **PARKING GARAGES.**

Where permitted, tenant spaces shall be included on the ground level of parking garage façades fronting on Westport Road or Pennsylvania Avenue.

3. **ACCESS AND CIRCULATION.**

Access shall be taken from alternative streets or alleys where available. Permitted parking facilities shall not be accessed from Westport Road or Pennsylvania Avenue, except where determined otherwise by the Planning Director.

4. **PARKING MAXIMUMS.**

Where approved through special use permit, no use shall provide more than 20% of minimum required parking in Section 88-420-04 of the Zoning and Development Code. In addition, any parking permitted over 20% shall require mitigating potential impacts of more parking through one or more of the following strategies:

- a. Provide shared parking for other uses on the block or adjacent blocks.
- b. Design all parking areas over the minimum as dual-purpose space, such as plazas, playgrounds, event areas for regular use of the space during nonpeak times.
- c. Use alternative surface areas designed to infiltrate stormwater.
- d. Provide additional buffers and site open spaces to screen parking and provide more active usable outdoor spaces for people in relation to the streetscape, of at least a 10% increase in the open space or buffers and at least a 25% increase in the amount of landscape material required for the parking.

**88-285-05-D. BICYCLE PARKING FACILITIES**

Short-term and long-term bicycle parking is required according to Section 88-420-09 of the Zoning and Development Code of Kansas City, Missouri.

**88-285-05-E. SCREENING, FENCING AND WALLS**

1. **MECHANICAL/UTILITY EQUIPMENT.**

In addition to Section 88-425-08 of the Zoning and Development Code of Kansas City, Missouri) the following standards must be met:

- a. Dumpsters and ground level mechanical/utility equipment must be located in the rear yard or can be located in the side yard if setback 10 feet from Westport Road or Pennsylvania Avenue.
- b. Dumpsters shall not be visible from the public right-of-way.
- c. Access for dumpsters and mechanical/utility equipment may be shared with any access for required parking.

2. **FENCING AND WALLS.**

Fencing and walls within the overlay district shall comply with the following standards:

- a. No fence over 72 inches shall be erected on any lot.
- b. Per the Boulevard and Parkway Standards in Section 88-323, fencing on a boulevard must be of steel, iron, concrete, stone, or brick.

- c. Barbed-wire, razor wire, metal sheeting, wood picket, stockade, chain link fencing, or similar materials are prohibited fencing materials in the Overlay District.
- d. Within 20 feet of the Westport Road or Pennsylvania Avenue right-of-way lines:
  - i. Fencing shall meet or exceed 80 percent transparency.
  - ii. The finished side of the fence or wall shall face the adjacent property or the street.
  - iii. Fences used to enclose a vehicular use area shall be at minimum 36 inches in height, made of decorative wrought iron or other metal picket, and located within the required perimeter landscape buffer.
  - iv. Freestanding walls shall not exceed 36 inches in height. Fencing or a combination of fencing and a freestanding wall shall not exceed 72 inches in height.
  - v. Retaining walls adjacent to Westport Road or Pennsylvania Avenue shall not exceed 48 inches in height.
  - vi. Freestanding and retaining walls shall be constructed of brick, pre-cast concrete, cast-in-place concrete-textured, stone or cast stone.

**88-285-05-F. DRIVE-THROUGH FACILITIES**

Drive-through facilities are permitted subject to an approved Special Use Permit. Drive-through facilities shall meet the applicable standards of 88-340 and the following standards:

- 1. Drive-through facilities shall be utilized solely for customer pick-up of goods and shall not provide for on-site ordering.
- 2. Drive-through facilities shall be permitted only where vehicular traffic enters from Westport Road and exits onto a public street other than Westport Road. No drive-through facility shall be permitted to both enter from and exit onto the same street.
- 3. There shall be no more than one (1) drive-through lane and no more than one (1) drive-through service window on any lot.
- 4. Service windows shall not face a public right-of-way. Service windows shall be a minimum of 25 feet behind the front façade (nearest the public right-of-way) of the principal building.
- 5. There shall be no audio speakers or ordering devices and no menu board signs.
- 6. The principal pedestrian access to any building on the lot shall not cross the

drive- through lane.

7. Drive-through facilities shall not create new curb cuts off Westport Road.
8. All Special Use Permits for drive-through facilities shall specify the approved hours of operation during which such drive-through facility may be in operation.
9. All Special Use Permits for drive-through facilities shall be valid for a period not to exceed five (5) years from issuance.

**88-285-06 SIGNS**

**88-285-06-A. SIGN TYPES & ALLOWANCES**

All signage must receive approval of a sign permit, and shall comply with the following standards:

Table 5: Sign Types and Allowances		
Sign Type [1]	Number	Size
Wall Signs area	1 sign per tenant with exterior entrance (multi-tenant building) otherwise 3 signs per façade maximum	35% of façade maximum
Awning or Canopy Signs	As allowed by Code	30 s.f. maximum
Marquee Signs	1 per tenant	24 s.f. per face
Projecting Signs	1 per tenant [2]	30 s.f. maximum
Monument Signs	Prohibited, unless compliant with Section 88-285-06-B	
[1]	All signs located on ground level shall be indirectly or halo lit. Signs on the second story and above may be internally lit, indirectly or halo lit. Sign lighting shall not exceed 1-foot candle onto the public rights-of-way as measured from the property line.	
[2]	Multi-tenant buildings may combine projecting sign allowances into a single, multitenant sign. Multi-tenant projecting signs may not exceed the size maximum of 30 s.f.	

**88-285-06-B MONUMENT SIGNS**

1. Monument signs are prohibited, unless on a lot with a minimum of 100 feet of frontage and applies with at least one of the following criteria:
  - a. The lot is developed with an existing principal structure and is setback at least 30 feet from the property line adjacent to Westport Road;
  - b. The lot has an existing pole sign. The pole sign may be replaced with a monument sign;

- c. The sign is attached to or incorporated into a freestanding wall or retaining wall.
  - d. The site is an official local or national historic landmark or a contributing building within an official local or national historic district.
  - e. When attached to a wall or fence, Monument signs shall not project more than 3 inches from the face of the wall or fence.
2. When allowed, one monument sign is permitted per street frontage. When allowed Monument signs must meet the following standards:
- a. Shall not exceed 20 square feet in area and 4 feet in height.
  - b. Monument signs shall be set upon a solid base of material and constructed of primary materials matching the principal building.
  - c. Sign material shall consist of pin-mounted channel letters, die cut graphics, and/or engraved text.
  - d. The area surrounding the monument sign shall be landscaped.
  - e. Monument signs shall be setback in accordance with one of the following standards:
    - i. On interior lots, monument signs shall be set back a minimum of 5 feet from the property line.
    - ii. On corner lots, monument signs shall be set back a minimum of 10 feet from property line.
    - iii. When attached to a wall or fence, signs shall not extend above the top of the wall or fence.

**88-285-06-C. PROJECTING SIGNS**

Projecting signs shall comply with the standards as listed in Section 88-445-08-E of the Zoning and Development Code,

**88-285-06-D. WALL SIGNS**

Wall signs shall be permanently attached to the building and parallel to its surface, and shall comply with the following:

- 1. Wall signs shall be die cut and/or channel letter signs.
- 2. Signs located on the ground level of the building shall be pin-mounted.

3. Raceway-mounted channel letter signs are allowed on the second story and above. Raceways shall be painted or designed to match the material on which the sign is affixed.
4. Hand-painted wall signs are subject to administrative approval by the director of City Planning and Development. On the front or street-side façade of a building, hand-painted signs may not exceed 10 percent of the wall area and count as one wall sign per 88-285-06-A. Hand-painted signage located on a non-street side façade shall not exceed 50 percent of the façade area and shall be the only sign on that façade.

**88-285-06-E. INCIDENTAL SIGNS**

Incidental signs are permitted in the district, according to the standards of Chapter 88-445-08-G.

**88-285-06-F. ROOF SIGNS**

Supporting structure for a roof sign must comply with all applicable engineering and code requirements. Roof signs shall be die cut and/or channel letter signs. Supporting structures must consist of the fewest number of supporting members without embellishments. Roof signs are permitted on buildings if the top of the highest portion of the roof is at least 30 feet above grade. The maximum horizontal dimension of a roof sign may not exceed 50 percent of the width of the wall it most closely parallels or 20 feet, whichever is less. The maximum height of a roof sign and its supporting structure may not exceed 6 feet, measured from the elevation of top of the highest parapet to the top of the sign. Roof signs shall not be constructed of wood.

**88-285-06-G. HISTORICAL SIGNS**

Historical wall signs, hand-painted signs, neon signs, and projecting signs that advertise closed or off-site businesses may remain and shall not count toward any signage requirements if established more than 25 years from the date of application. Historical signs may be removed and reinstalled for restoration. Historical signs may be replicated if the new sign is the same size and material. Retention of historical signs must receive approval by the director of City Planning and Development. In no case shall a pylon sign be considered a historical sign.

**88-285-06-H. NEON AND ELECTRONIC SIGNAGE**

Animated neon signs may be permitted with administrative approval of the director of City Planning and Development. Electronics digital, and/or motorized signs, and outdoor advertising signs are prohibited within the district.

Section 2. That the Council finds and declares that before taking any action on the proposed amendment(s) hereinabove, all public notices and hearings required by law have been given and had.

..end

---

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

---

Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260376

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

A request to approve an amendment to the Westport Overlay District to allow Drive-Through Facilities with a Special Use Permit and adding standards for Drive-Through Facilities within the overlay on about 62 acres located along Westport Road starting at Southwest Trafficway to the boundary of the MCO district and along Pennsylvania Avenue from 39th Street to 43rd Street. (CD-CPC-2026-00025)

### Discussion

The applicant, a property owner within the overlay district, is requesting to amend the Westport Overlay District to allow Drive-Through Facilities with a Special Use Permit and adding standards for Drive-Through Facilities within the overlay. The Westport overlay was approved in 2023 and was intended to maintain the unique character of Westport. Three of the eight intents (found in the attached staff report) listed in the Overlay encourage maintaining the pedestrian oriented development. To achieve those intents, drive-through facilities were listed as a prohibited use within the district.

The proposed amendment required review for rezonings (amendments to overlays require processing in the same way as rezonings) and text amendments (as the standards for the overlay were codified). Staff does not believe the amendment meets the required criteria for the text amendment - it does not correct an error or inconsistency in the code, is not consistent with adopted plans or stated purpose of the Westport Overlay, and is not in the best interest in the City as a whole. It also does not meet the criteria for the rezoning - the property is suitably used and in current operation under the current zoning and overlay standards (without a drive-through), the property is not vacant due to zoning, and amending the overlay to include drive-through facilities will detrimentally affect nearby properties. A full review of the criteria can be reviewed in the attached staff report and in the "other impacts" section of this docket memo.

City Plan Commission heard the case on April 1, 2026 and heard public testimony in opposition to the amendment. The City Plan Commission and Staff recommended denial of the application.

Additional testimony submitted after the CPC meeting is attached a separate document to this ordinance request.

City Planning and Development Staff does not believe this ordinance meets any goals of the Citywide Business Plan, therefore that section will remain blank.

## 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 amending the allowed uses within the Westport Overlay District.
3. How does the legislation affect the current fiscal year?  
Not applicable, as this is a zoning ordinance amending the allowed uses within the Westport Overlay District.
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 amending the allowed uses within the Westport Overlay District.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable, as this is a zoning ordinance amending the allowed uses within the Westport Overlay District.

## 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)**

There is no fiscal impact in this ordinance. City Planning and Development Staff does not believe this proposed amendment meets any goals of the Citywide Business Plan and is therefore not selecting objectives in the next section.

## **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**

CD-CPC-2023-00062 – Approving the Westport Overlay District, the district created development and site design standards that promote the recommendations outlined in the Westport District Master Plan, with a focus on the pedestrian-oriented corridors in the Westport area (Ordinance No. 230498, approved June 15, 2023).

## **Service Level Impacts**

Not applicable, as this is a zoning ordinance amending the allowed uses within the Westport Overlay District.

## 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 Planning and Development staff and the City Plan Commission recommend denial of this amendment to the Westport Overlay District.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This is a zoning ordinance amending the allowed uses within the Westport Overlay District. The Westport Overlay was created as a way to preserve the unique features of the area, one of which is the pedestrian oriented corridors along Westport Road and Pennsylvania Avenue. During the creation of the overlay Drive-throughs were listed as a prohibited use to preserve this specific feature of the Westport area.  
By changing the allowed uses to include drive-through facilities, there is an increased potential for:
  - More curb cuts on streets adjacent to Westport Road
  - Increased traffic on and off Westport road which may cause traffic disruption on an already busy road and may cause traffic to use drivethroughs to cut through the area
  - An increase in vehicle queuing which will increase noise, spillover light from headlights, and increased pollution, and
  - Create a precedent that drive-through facilities should be allowed in heavily populated areas that have been recommended for pedestrian-oriented development.
2. How have those groups been engaged and involved in the development of this ordinance?  
This is a zoning ordinance amending the allowed uses with the Westport Overlay District, this application type requires public engagement. The

applicant completed public engagement in compliance with the Zoning and Development Code.

3. How does this legislation contribute to a sustainable Kansas City?  
This application does not contribute to a sustainable Kansas City. This application was reviewed against the KC Spirit Playbook and has a low alignment. The KC Spirit Playbook encourages walkability and alternative transportation modes.

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)



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**File #: 260378**

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ORDINANCE NO. 260378

Sponsor: Councilmember Andrea Bough

Amending Chapter 74, Code of Ordinances, Kansas City Redevelopment Ordinance, by repealing and replacing Section 74-302 to allow a community improvement district issuing special assessments to be used for blight removal or capital improvements to have a term up to 27 years.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 74, Code of Ordinances, Kansas City Redevelopment Ordinance, is amended by repealing Section 74-302 and enacting in lieu thereof a new section of like number and subject matter, to read as follows:

**Sec. 74-302. Requirements to establish a CID.**

- (a) *Petition.* The petition shall:
- (1) Inform the property owners of the right to initiate a petition to terminate the proposed CID as provided by RSMo 67.1481.
  - (2) Provide that the city auditor shall have the right to examine or audit the records of the CID and shall require that the CID make such records available to the city auditor within ten days after a written request for the same is made.
  - (3) Estimate the revenue to be used for benefits to the public and describe such benefits.
- (b) *Term.* CIDs shall be limited to a term of 20 years. However, if the petition provides that special assessments or sales tax revenue will be used to repay debt issued to fund capital improvements, blight removal, or both, the term may be up to 27 years.
- (c) *Blight determination.* Any CID requesting a finding of blight or relying on a prior determination of blight for the purposes of exercising the additional powers under RSMo 67.1461.2 shall submit with its petition:

- (1) A blight study, outlining the blighting factors and conditions, which blight study shall have been completed no more than five years prior to the date upon which the petition is submitted to the city clerk, and which shall identify, to the extent reasonably deemed possible by the consultant doing the blight study, the owner(s) of the property at such time as the blighting factors and conditions might reasonably have been determined to first occur and remain unabated;
  - (2) Information on the maintenance of the property including, among other things, any capital maintenance outlays, during the five years preceding the submission of the petition;
  - (3) Either:
    - (i) Official documentation notarized by the county wherein the CID is proposed to be located, denoting the total assessed valuation of each parcel located within the proposed CID for each of the five immediately preceding tax years; or
    - (ii) Documentation denoting the total assessed valuation of each parcel located within the proposed CID for each of the five immediately preceding tax years, accompanied by:
      - a. A notarized affidavit attesting to the date and source of such documentation; and
      - b. Evidence demonstrating that reasonable efforts were made to obtain the official notarized documentation required under subsection (i), and that the county declined or failed to provide such notarization;
  - (4) A construction budget, with respect to any proposed physical improvements, that is structured to address and remediate the cited blighting factors and conditions identified in the submitted blight study. Such budget shall specify which expenditures are associated with exterior improvements, public improvements, or other improvements; and
  - (5) A time schedule clearly setting forth timelines for commencement and completion of remediation of cited blighting factors or conditions.
- (d) *City manager execution.* The city manager shall not execute any petition on behalf of the city as a property owner seeking to establish a CID unless authorized by the city council.
- (e) *Cooperative agreement.* Each CID shall enter into a cooperative agreement with the city that addresses, among other things, requirements of this article and state statute. If the CID is established as a political subdivision and takes title to any real property, whether by

purchase, gift, grant, bequest, devise or otherwise, the agreement shall address, or shall be amended to address, whether and to what extent the CID shall be required to make payments in lieu of taxes.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260378

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

Amending Chapter 74, Code of Ordinances, Kansas City Redevelopment Ordinance, by repealing and replacing Section 74-302 to allow a community improvement district issuing special assessments to be used for blight removal or capital improvements to have a term up to 27 years.

### Discussion

Current City Code limits CIDs to a term of 20 years. However, if a proposed CID is using a sales tax to remediate blight and/or fund capital improvements, it can have a term up to 27 years.

This ordinance expands the exception to include a proposed CID that uses special assessments to remediate blight and/or fund capital improvements.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
N/A
3. How does the legislation affect the current fiscal year?  
The ordinance has no impact on the adopted city budget or Kansas City's finances.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

The ordinance has no fiscal impact in future fiscal years.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No.

**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**

N/A

## Service Level Impacts

N/A

## 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

Sponsored by Councilwoman Bough

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No potential health impacts have been identified.
2. How have those groups been engaged and involved in the development of this ordinance?  
No public engagement is required.
3. How does this legislation contribute to a sustainable Kansas City?  
The proposed ordinance does not impact sustainability goals.
4. Does this legislation create or preserve new housing units?  
Please Select (Press tab after selecting)

N/A

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and

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

Please Select (Press tab after selecting)

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)



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**File #: 260399**

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ORDINANCE NO. 260399

Sponsor: Mayor Quinton Lucas

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. \*\*\*HELD UNTIL 6/9/2026\*\*\*

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, the Kansas City Historic Preservation Commission (HKC) and Resolution No. 250912 support mandatory, city-wide vacant building preservation-based mothballing standards as an upstream intervention to prevent dangerous-building scenarios; 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 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, a mechanism for cost recovery through property liens, paired with a lien waiver process that preserves pathways for rehabilitation and redevelopment, is necessary to ensure these requirements are both enforceable and equitable; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF KANSAS CITY:

Section 1. That Chapter 56, Article V of the Code of Ordinances is hereby amended by adding a new Section 56-548 to read as follows:

**Sec. 56-548. Mothballing and Securing of Vacant Buildings.**

- (a) *Applicability.* This section shall apply to any building or structure that has been vacant for a period of ninety (90) consecutive days or more. For purposes of this section, vacant is defined as 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, it is relevant to consider, among other factors, the percentage of the overall square footage of any building on the property or floor to the occupied space, the condition and value of any items in the property and the presence of rental or for sale signs on the property; 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. A property shall not be considered vacant which is being currently marketed by a licensed real estate professional hired by the former or current occupant of the property and to which water service has not been shut-off.
- (b) *Requirement to Mothball.* The owner of any building subject to this section shall implement and maintain mothballing measures sufficient to:
- i. Prevent deterioration of the structure;
  - ii. Maintain the integrity of the building envelope;
  - iii. Protect character-defining architectural features, where applicable; and
  - iv. Reduce adverse impacts on surrounding properties.
- (c) *Minimum Mothballing Standards.* Mothballing shall include, but not be limited to, ensuring such vacant building is in compliance with all applicable requirements in this Code, and specifically the following:
- 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. Where the building is a historic structure, listed on either the U.S. Department of Interior's National Register of Historic Places or the Kansas City Register of Historic Places, securing methods shall, to the extent practicable, be reversible and shall not damage or obscure character-defining features.
  - 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.
- (d) *City Authority to Abate.* If the owner fails to comply with the requirements of this section, the director or the director's authorized representative may cause the necessary work to be performed to bring the property into compliance. The City shall provide at least ten (10) days' written notice prior to performing such work, except where an imminent hazard to public safety requires immediate action.
- (e) *Costs and Lien.* All costs incurred by the City in performing work under this section shall constitute a lien against the property and shall be recoverable in the same manner as other nuisance abatement costs pursuant to chapter 48 or dangerous building costs under this chapter. The City shall provide the property owner with an itemized accounting of all costs incurred.
- (f) *Lien Waiver or Reduction.* All or any portion of a lien issued pursuant to this section may be waived according to the provisions of section 56-547 of this code.
- (g) *Historic Structures.* For buildings listed on or eligible for listing on either the U.S. Department of Interior's National register of Historic Places or Kansas City's Register of Historic Places, all mothballing measures shall be implemented in a manner consistent with the Secretary of the Interior's Standards for the Treatment

of Historic Properties and shall, to the extent practicable, preserve and protect character-defining features.

..end

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Approved as to form:

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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)



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**File #: 260400**

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ORDINANCE NO. 260400

Sponsor: Mayor Quinton Lucas

Amending Chapter 56 of the Code of Ordinances, Article V, Dangerous buildings or structures, by repealing and replacing Section 56-539, Permits, to require Historic Preservation Commission review for demolition of historic structures declared dangerous buildings, except in cases of emergency. \*\*\*HELD UNTIL 6/9/2026\*\*\*

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, current provisions of Chapter 56 exempt buildings declared dangerous from Historic Preservation Commission review prior to demolition, potentially incentivizing property owners to allow historic structures to deteriorate until they qualify for demolition without preservation review; and

WHEREAS, this exemption undermines the City's historic preservation goals and enables a cycle of neglect that contributes to blight, disinvestment, and the permanent loss of historic resources; 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, limiting the dangerous-building demolition exemption to genuine emergencies, where immediate danger to public health, safety, or welfare exists and no reasonable alternative to demolition is available, appropriately balances preservation goals with public safety imperatives; and

WHEREAS, requiring Historic Preservation Commission review prior to demolition of historic landmarks and contributing structures within local historic districts, even where a dangerous-building declaration has been issued, ensures that all reasonable rehabilitation and

stabilization alternatives are considered before irreversible demolition occurs; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF KANSAS CITY:

Section 1. That Chapter 56, Code of Ordinances, is hereby amended by repealing Sec. 56-539, Permits, and enacting a new Section 56-539 to read as follows:

**Sec. 56-539. – Permits.**

- (a) Building permits must be obtained in accordance with the city's building code.
- (b) No demolition permit shall be issued for any building or structure that is (1) designated as historic on either the U.S. Department of Interior's National Register of Historic Places or the Kansas City Register of Historic Places; or (2) located within a local historic district without prior review and approval by the historic preservation commission, including in cases where such building has been declared a dangerous building pursuant to this article.
- (c) The only exemption from the historic preservation review requirement for demolition permits in subsection (b) of this section shall be in cases of emergency, as defined in section 56-540 of this code, where:
  - (1) The director or the director's authorized representative determines that immediate action is necessary to protect public health, safety, or welfare; and
  - (2) No reasonable alternative to demolition exists.
- (d) In any case where demolition is authorized pursuant to subsection (c), the director or the director's authorized representative shall:
  - (1) Prepare written findings documenting the emergency condition and the basis for concluding no reasonable alternative to demolition existed; and
  - (2) Provide such findings to the historic preservation commission within thirty (30) days following the demolition.
- (e) It shall be unlawful for any person, other than the owner, to salvage or cause or allow any other person to salvage a building which has been ordered demolished without first obtaining written authorization of the director or the director's authorized representative.
- (f) It shall be unlawful for the owner to salvage or cause or allow any other person to salvage a building which has been ordered demolished once the notice to proceed has been issued to the contractor by the department.

..end

Approved as to form:

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Bret Kassen  
Associate City Attorney

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



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**File #: 260401**

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ORDINANCE NO. 260401

Sponsor: Mayor Quinton Lucas

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 56-586, Semiannual fee for chronically vacant nuisance property to expand vacant property registration to unimproved vacant land, add required disclosure of plans or intent for vacant property, establish procedures for investigating and identifying properties with a residential structure or multiple dwelling units that have been vacant for at least six months and have had multiple housing code violations and assess a \$200.00 fee for each semiannual period in which the City has investigated and made this determination; establishing policy for disclosure of access permission by Kansas City Police Department and the Office of Unhoused Solutions Triage team; and directing the City Manager to implement a city-wide registration outreach campaign.

**\*\*\*HELD UNTIL 6/9/2026\*\*\***

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 properties with structures, leaving unimproved vacant land outside its scope; and

WHEREAS, the City Council finds that expanding registration requirements to include unimproved vacant land, without imposition of a registration fee for such land, 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, assessing a fee 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, a robust and coordinated outreach campaign is necessary to inform property owners city-wide of their registration obligations, ensure that the expanded registration requirements are understood and followed, and reduce the number of unregistered vacant properties; 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 citywide 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.

**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:

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

*Chronically vacant nuisance property* means a residential property improved by a residential structure, or a commercial property improved by a structure containing multiple dwelling units, that has been vacant for at least for the immediately previous six months and has had multiple violations of Chapter 34, 48, 56 or 62.

*City* means the City of Kansas City, Missouri.

*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.

*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.

*Out of area* means in excess of 50 road/driving miles distance of the city.

*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.

*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.

*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 parcel of real property located within the City that is not improved by any building, structure, or dwelling unit. Unimproved vacant land shall be subject to the registration requirements of this article on the same terms as vacant improved property, except that no registration fee shall be assessed solely on account of the property's status as unimproved vacant land.

*Vacant* means a property which 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, it is relevant to consider, among other factors, the percentage of the overall square footage of any building on the property or floor to the occupied space, the condition and value of any items in the property and the presence of rental or for sale signs on the property; 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. A property shall not be considered vacant which is being currently marketed by a licensed real estate professional hired by the former or current occupant of the property and to which water service has not been shut-off.

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

(a) This article shall apply to all vacant and/or foreclosing properties, as defined in this chapter, including properties owned, operated, or subsidized by public or nonprofit agencies. .

(b) Adherence to this article does not relieve the owner or any other party of any applicable obligations set forth in any other ordinance which may apply to the property.

(c) Registering vacant or foreclosing properties pursuant to this article does not relieve any party of any obligation to otherwise record property information.

(d) All owners must annually register vacant and/or foreclosing properties as defined in this chapter, whether improved or unimproved, with the neighborhood services department of the city by submitting a vacant/foreclosing property registration form provided by the department.

- (1) All vacant property, within 90 days of becoming and remaining vacant, shall be registered by the owner.
- (2) All foreclosing properties, within 14 days of initiation of the foreclosure process as defined in this chapter, must be registered by the party initiating the foreclosure process.
  - a. This registration must 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. At the time of registration with the city, the party initiating the foreclosure process must send written notice addressed to the occupant of the property that the foreclosure process has been initiated. Notice shall be sent by regular United States mail, postage pre-paid.

(e) Prior to August 1, 2026, the owner of each vacant or foreclosing property shall register the property. There shall be no fee charged for this registration, except as provided in section 56-586 of this code.

(f) All registrations submitted under this article shall expire on July 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 July 1 and may be made without penalty through July 31.

(g) All owners of vacant property that is either improved or unimproved shall apply for registration and renewal on a form provided by the department which shall include provision for the following owner, agent and other information:

- (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 the natural person stating that they have management control and responsibility for the property, and will personally inspect the property at least once per month, and listing such person's full name, telephone number, mailing address and email address.
  - (5) The full name, telephone number, mailing address and email address of an agent, if one is so 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) A written statement describing the owner's current plans or intent for the property. At minimum, the statement shall indicate which of the following best describes the owner's plans:
    - 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, a member if the owner is a limited liability company and the registered agent if so designated. A registered agent's signature shall indicate consent to the designation.

(h) 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.

(i) At the time of registration or renewal, the owner of any vacant property may execute a voluntary written consent, on a form provided by the Department, authorizing the Kansas City Police Department and authorized City staff to enter upon the exterior areas and grounds of the property, but not into any enclosed structure, for the limited purposes of:

- a. Conducting welfare checks on individuals who may be present on or occupying the property;
- b. Connecting individuals present on the property with available shelter, services, or other supportive resources; and
- c. Assessing whether the property is open to unauthorized entry or presents conditions requiring further code enforcement referral.

Such consent shall be voluntary and shall not be a condition of registration or a factor in any enforcement determination. The consent shall remain in effect for the duration of the registration period in which it is executed and shall be renewed, if the owner wishes to continue the authorization, at the time of each subsequent annual registration. The owner may withdraw consent at any time by providing written notice to the Department, and such withdrawal shall take effect upon receipt. Any access conducted pursuant to a consent executed under this subsection shall be documented by the entering agency and a summary report made available to the property owner upon request.

**Sec. 56-574. Posting.**

Within seven days of registering the property, every owner of a vacant property shall post an exterior-facing notice in a front window furnishing the 24-hour contact name and phone number for a person responsible for maintaining the property. The address of the contact shall also be provided on the posting. The posting shall be hung from the interior of the window, and should be on paper no smaller than 8½ by 5½ inches and printed in a font size no less than 12 point. If there is no front window, or if the front window is not accessible, such notice shall be placed on an exterior wall or fence in a location designed to be visible to any emergency responders.

**Sec. 56-575. Change in registration information.**

The owner of a vacant or foreclosing property already registered with the city shall register any changes of the previously submitted registration information within 30 days of said change. There shall be no fee for this registration update if done within the 30 days.

**Sec. 56-576. 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 closing. This notice shall include the name and address of the buyer.

(b) The new owner shall have 30 days from the date the change of ownership occurred to file a new registration with the department. There shall be no fee for this new registration.

**Sec. 56-577. 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. 56-578. 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. 56-579. Appeal.**

Except as specifically set forth in section 56-586, any determination that a property is vacant or foreclosing made by the city, and any administrative citation fine pursuant to section 56-581 for failing to register such property, may be administratively appealed as provided for in this chapter or chapter 48.

**Sec. 56-580. 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. 56-581. Penalty for violation of article VI.**

(a) It shall be a violation of this code to fail to register or re-register any vacant or foreclosing property regulated by article VI, and to fail or refuse, upon proper request, to provide full and correct information specified by this article. Registration requirements shall not preclude the city from taking appropriate actions to secure the property; or to issue notices of violation or

notices to abate; or from acting upon imminent hazard(s). Penalties for failing to register or re-register shall be imposed as administrative citation fines. The amount of the penalty for late filings is \$50.00 for the first 30 days and \$100.00 for each additional 30 days of delinquency.

(b) Failure to pay the administrative citation fine for more than nine months may result in the property being reviewed for consideration for a receivership action under article VII.

**Sec. 56-582. Violations.**

Any owner who fails to comply with the requirements of this ordinance shall be guilty of an ordinance violation and upon conviction thereof shall be punishable as set forth in section 56-583.

**Sec. 56-583. Penalties.**

(a) Any person 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.

(c) The administrative citation fines as described in section 56-36 may also be imposed for violations of this article and such fines shall be subject to the administrative fine provisions and processes as described elsewhere in article VI.

**Sec. 56-584. Program reporting and evaluation.**

The city council shall review the program provisions and requirements at least every two years and determine whether to maintain, modify or terminate the program.

**Sec. 56-585. 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 code 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 or non-profit corporation that is willing to accept the property and submits written plans to correct existing code violations with a schedule acceptable to the director.
- (5) Except for (c) above, no fines can be waived if there are unpaid special assessments pending against the property.
- (6) Waiving all but \$500 if the only infraction is failure to register the vacant property, and the property has now been registered.

**Sec. 56-586. Semiannual fee for chronically vacant nuisance property.**

(a) The director is authorized to make regular inspection of any improved property that is known or believed to be chronically vacant nuisance property. Upon any determination that a property is chronically vacant nuisance property, the director shall state in a report their findings and recommendations, including whether the property is subject to the chronically vacant nuisance property fee, and the grounds supporting the determination. Upon a determination that a property is chronically vacant nuisance property, the director shall also attempt to determine if the property is open to entry or being occupied by trespassers. If the director determines that the property is open to entry or being occupied by trespassers, they will notify the owner of this determination.

(b) The director shall maintain a list of known chronically vacant nuisance properties that shall be available to the city fire department and kansas city police department.

(c) The owner of any chronically vacant nuisance property shall, in addition to any other obligations set forth in this article or elsewhere in the code, pay a \$200.00 fee for each semiannual period in which the director has investigated and determined, in a written report pursuant to subsection (a), that the property is chronically vacant nuisance property.

(d) Within 5 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 city shall notify the property owner by mail at the last known address according to the records of the

city and applicable county. The notice shall state that the property has been determined to be chronically vacant nuisance property, that the property is subject to a \$200.00 chronically vacant nuisance property fee for a semiannual period, 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.

(e) Within 30 days of the director's decision that the chronically vacant nuisance housing fee applies, the property owner may complete any improvements to the property that may be necessary to revoke the levy of such fee, and then may request a reinspection of the property and a reconsideration of the levy of such fee. The director, upon a timely request for reinspection and reconsideration, shall investigate and issue a written report with findings and a determination whether property has ceased to be chronically vacant nuisance property, in which case such fee shall be revoked. If the chronically vacant nuisance property 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 reinspection and 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 applicable county. The notice shall state that the \$200.00 chronically vacant nuisance property 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.

(f) The chronically vacant nuisance property fee and penalties for delinquent payments of such fees required by this section shall be paid to the director or their designee. Any such fees that are delinquent for a period of one year shall become a lien on the property and shall be subject to foreclosure proceedings in the same manner as delinquent real property taxes, in accordance with RSMo. § 67.399. Upon any such foreclosure proceeding, the owner of the property against which the assessment was originally made shall be able to redeem the property only by presenting evidence that the violations of this chapter have been cured and presenting payment of all registration fees and penalties. Upon bona fide sale of the property to an unrelated party, said lien shall be considered released and the delinquent registration fee forgiven.

(g) Upon either the director's initial determination that the property is chronically vacant nuisance property, or the director's determination pursuant to subsection (e) not to revoke such fee upon a timely request for reinspection and reconsideration, 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. Appeal must occur within 30 days of the city's notice of the decision, sent pursuant to subsection (d) or (e), that is being appealed. 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. If there is no timely appeal filed or if the director's determination is affirmed on appeal, the chronically vacant nuisance property fee for such semiannual period shall be levied on the beginning of the second calendar quarter after either the director's determination that such fee applies, the director's determination upon reconsideration that such fee shall not be revoked, or the affirmance of either determination on appeal, whichever is later.

**Secs. 56-587—56-599. Reserved.**

Section 2. Directing the City Manager to develop and implement a city-wide vacant property registration outreach campaign, 'Registration Sprint', within 120 days of the effective date of this ordinance. The purpose of the Registration Sprint is to notify all known and suspected property owners of their registration obligations, with particular emphasis on the expanded requirements enacted by this ordinance, and to increase the rate of registration compliance city-wide.

..end

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Approved as to form:

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Bret Kassen  
Associate City Attorney

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

# Fight the Blight

## Ordinances 260399, 260400, 260401

Katherine Nace, Policy Director, Office of Mayor Lucas

05/05/2026

Neighborhood Planning and Development Committee



# Today's Presentation

- Building on momentum
- Share the policy vision and hear public comment
- Full VLAI presentation coming at an upcoming business session

# Policy Goals

**Identify** – Vacant  
Property Registry  
(Ord 260401)



**Secure** – Board up  
and mothballing  
(Ord 260399)



**Maintain** – Avoid  
demolition by  
neglect  
(Ord 260400)

# Ordinance 260401: Vacant Property Registration

- Expands registration to include unimproved vacant land
- Owners must disclose plans or intent for the property
- Semiannual fee for chronically vacant nuisance properties
- Voluntary consent mechanism for KCPD and unhoused outreach
- City-wide "Registration Sprint" within 120 days

# Ordinance 260399: Securing Property

- Applies to buildings vacant 90+ days
- Minimum standards: secured openings, weather-tight envelope, drained utilities, clean exterior
- National Fire Protection Association (NFPA) marking standards for first responder safety
- Enhanced protections for historic structures
- City may perform work and lien property for cost recovery

# Ordinance 260400: Historic Demolition Review

- Current dangerous building declaration exempts structures from Historic Preservation Commission review which can allow building owners to neglect building maintenance
- This ordinance closes that exemption
- HPC review required before demolition of any historic or contributing structure
- Emergency exception preserved with required written findings

## Next Steps

- Today: Introduction + public comment
- Next two weeks: Cross-departmental review and collaboration & neighborhood outreach
- Committee substitutes presented for vote by committee in future weeks

# Questions?





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**File #: 260408**

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RESOLUTION NO. 260408

Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Directing the City Manager to compile and maintain a publicly accessible listing of companies offering health and wellness discounts to Kansas City residents; establishing inclusion criteria; directing outreach; directing development and implementation of a community weight management program; and requiring periodic reports.

WHEREAS, in Kansas City, 37% of adults are living with obesity; and

WHEREAS, obesity increases the risk of diabetes, high blood pressure, heart disease, depression, and anxiety; and

WHEREAS, the City Council desires to improve health outcomes and quality of life of Kansas City residents by supporting community programs and access to affordable medication; and

WHEREAS, the Council recognizes the existence of private sector discount programs that seek to expand access to discounted pharmacy offerings for residents; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is directed to compile and maintain a publicly accessible listing of companies that provide Kansas City residents with discounts to health and wellness care, including but not limited to discounted pharmacy, nutrition, fitness, and preventive care offerings. The listing shall be published on a City-managed website and updated no less than quarterly.

Section 2. That the City Manager is directed to establish transparent, nondiscriminatory criteria for companies to be included on the listing, which shall address at minimum: (a) the availability of discounts to Kansas City residents; (b) clarity and disclosure of discount terms; (c) consumer data privacy and security standards; (d) complaint and dispute resolution processes; and (e) verification procedures to confirm that advertised discounts are accurate and current.

Section 3. That the City Manager is directed to conduct outreach to health and wellness providers and community stakeholders to encourage participation in the listing, and to provide informational materials to residents on how to access available discounts.

Section 4. That the City Manager is directed to develop and implement a community weight management program for Kansas City residents to include nutritional advice and exercise programming for the Board of Parks and Recreation's use in City community centers.

Section 5. That within 180 days of the effective date of this ordinance, and annually thereafter, the City Manager shall submit a report to the Council detailing: (a) the number and types of companies listed; (b) the established inclusion criteria and any updates; (c) outreach conducted; and (d) recommendations to improve resident access to discounted health and wellness care.

..end

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**No Docket  
Memo Provided  
for Ordinance  
No. 260408**



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**File #: 260429**

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ORDINANCE NO. 260429

Sponsor: Director of City Planning and Development Department

Approving the petition to add property to the Linwood Shopping Center Community Improvement District, generally located at the northwest corner of Prospect Avenue and Linwood Boulevard in Kansas City, Jackson County, Missouri; and directing the City Clerk to report the amendment of the District to the Missouri Department of Economic Development and the Missouri state auditor.

\*\*\*HELD UNTIL 6/9/2026\*\*\*

WHEREAS, via Ordinance No. 180778, City Council approved the original petition of the Linwood Shopping Center Community Improvement District (“District”) and established the District; and

WHEREAS, Ordinance No. 180778 determined the District was in a blighted area; and

WHEREAS, pursuant to RSMo., Section 67.1441.2 of the Missouri Community Improvement District Act (“Act”), a petition to add property to the District has been submitted (“Petition”); and

WHEREAS, the District’s board of directors consents to approval of the Petition; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Petition to add property to the Linwood Shopping Center Community Improvement District in accordance with Section 67.1441.2 of the Missouri Community Improvement District Act, which is attached to this Ordinance as Exhibit 1, is hereby approved in its entirety.

Section 2. That the property to be added is hereby determined to be in a blighted area by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements or conditions which endanger life or property by fire or other cause, which individually or collectively constitute an economic liability or menace to the public health, safety, morals or welfare in its present condition and use.

Section 3. That the District shall continue to have all the powers and authority authorized by the Petition, the Act and by law, including those additional powers for districts in a blighted area, and shall continue to exist for the period set by its original petition.

Section 4. That the City Clerk is hereby directed to report the addition of property to the District to the Missouri Department of Economic Development and state auditor.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260429

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 Petition to amend the Linwood Shopping Center Community Improvement District, generally located at the Northwest corner of Prospect Avenue and Linwood Boulevard in Kansas City, Jackson County, Missouri; and directing the City Clerk to report the amendment of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

### Discussion

This ordinance will approve the petition to amend the boundaries of the Linwood Shopping Center CID. The proposed boundary will include City right-of-way and seventeen (17) additional properties.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
1000-642044 CID Support
3. How does the legislation affect the current fiscal year?  
There are City expenses incurred related to the mailing of notices and staff time reviewing the petition and future reports. These expenses are intended to be off-set by reimbursement fees charged to the District.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

There are no recurring costs associated with this legislation.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No

**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 as it is amending boundaries of the Linwood Shopping Center CID.

**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
- 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. Ensure quality, lasting development of new growth.  
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**

**Service Level Impacts**

This ordinance will have no impact on existing service levels.

**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?  
N/A
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
N/A
4. Does this legislation create or preserve new housing units?  
No
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.

NA

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 #: 260432**

ORDINANCE NO. 260432

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 1.5 acres generally located at the southwest corner of West 46th Street and Pennsylvania Avenue in District R-0.5 allowing for the construction of a parking garage on a site with three multi-unit residential buildings. (CD-CPC-2026-00017)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District R-0.5 generally located at the southwest corner of West 46th Street and Pennsylvania Avenue, and more specifically described as follows:

All of Lots 1, 2, 3 ,4, 5, 6, and 7, Gushurst Subdivision, the north 178.63 feet of Lot 18 and lot 17 except the west 18 feet, Home Place Subdivision in the City of Kansas City, Jackson County, Missouri described more particularly as: Beginning at the northeast corner of said Lot 1; thence South 02°27'38" West a distance of 210.13 feet to the southeast corner of said Lot 7; thence North 87°22'33" West a distance of 100.74 feet to the southwest corner of said Lot 7, said point also being on the east line of said Lot 18; thence North 03°03'59" East along the east line of said Lot 18, a distance of 31.27 feet; thence North 87°31'07" West a distance of 100.19 feet to a ½" rebar with SKW61 Stamped Cap on the east line of said Lot 17; thence South 02°23'50" West a distance of 271.78 feet to the southeast corner of said Lot 17; thence North 87°11'25" West along the south line of said Lot 17, 81.96 feet to a point 18.00 feet east of the southwest corner of said Lot 17; thence North 02°22'50" East parallel with the west line of said Lot 17, 449.97 feet to a point on the north line of said Lot 17; thence South 87°30'33" East 282.88 feet to the point of beginning.

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown

- on the approved lighting plan at the property lines prior to a certificate of occupancy.
3. Prior to a certificate of occupancy the lots shall be combined through an approved City process so that structures do not cross property lines and all buildings are on one lot.
  4. 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.
  5. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
  6. Prior to the issuance of a certificate of occupancy, the applicant shall submit an alternative compliance parking plan so that the site is in conformance with Section 88-420 until phase 2 of the plan is constructed.
  7. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of submission.
  8. The developer shall meet the minimum fire hydrant requirements of the Kansas City Missouri Water Services Department applicable to a water main extension which is every 300 feet commercial or 600 feet residentially zoned area.
  9. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
  10. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
  11. The developer shall have the appropriate life safety systems.
  12. 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.
  13. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
  14. The developer shall 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.

15. 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.
16. 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.
17. 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.
18. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Missouri Water Services Department 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 disturbed area 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 prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Kansas City Missouri Water Services Department prior to issuance of any certificate of occupancy.
19. The developer shall grant a BMP easement to the City as required by the Kansas City Missouri Water Services Department, prior to recording the plat or issuance of any building permits.
20. The developer shall be required to install an oil water sand interceptor in the storm water runoff collection system upstream of the discharge point as required by the Kansas City Code of Ordinances, Chapter 60, Sewage and Sewage Disposal.

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

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260432

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 1.5 acres generally located at the southwest corner of West 46th Street and Pennsylvania Avenue in District R-0.5 (Residential) allowing for the construction of a parking garage on a site with three multi-unit residential buildings. (CD-CPC-2026-00017)

### Discussion

The applicant is seeking approval of a Development Plan in District R-0.5 on about 1.5 acres generally located at the southwest corner of West 46th Street and Pennsylvania Avenue, allowing for the removal and construction of a parking garage. No changes are proposed for the three multi-unit residential buildings on site.

The proposed parking garage will have an approximate footprint of 22,000 square feet. Access to the garage is provided by a single driveway from Pennsylvania Avenue along the east side of the site. Construction of the garage is planned in two phases and will be coordinated with the rehabilitation of the three residential buildings.

Phase 1 will provide 175 parking spaces, while Phase 2 will increase the total parking supply to 226 spaces. Proposed architectural materials and building articulation are consistent with the adjacent buildings within the Development Plan. Exterior materials include precast concrete with a brick overlay designed to match the color and brick pattern of the existing building, precast concrete with a form-liner finish, and galvanized steel wire mesh.

Landscaping for this project includes shrubs and trees intended to screen the parking garage from Pennsylvania Avenue. Additional landscaping is also provided along the north side of the site adjacent to the interior access drive. Proposed plant species include Autumn Splendor Sugar Maple, New Harmony American Elm, Upright Taylor Juniper, Spirea, Dense Yew, and Karl Foerster Grass.

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 & Development

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

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

City Plan Commission recommends Approval Subject to 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)





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**File #: 260433**

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ORDINANCE NO. 260433

Sponsor: Director of City Planning and Development Department

Vacating approximately 1.51 acres of public right-of-way in District R-1.5 generally located at the northwest corner of Northeast Barry Road and North Prospect Avenue; and directing the City Clerk to record certain documents. (CD-ROW-2025-00043)

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 11th day of November, 2026, a petition was filed with the City Clerk of Kansas City by Patricia Jensen for the vacation of All that part of the Northeast Quarter of Section 12, Township 51 North, Range 33 West of the Fifth Principal Meridian and the Northwest Quarter of Section 7, Township 51 North, Range 32 West of the Fifth Principal Meridian, situated in the City of Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 12; thence North 87°53'34" West (Basis of bearing: Grid North, Missouri Coordinate System of 1983, West Zone, NAD83), along the North line of the Northeast Quarter of said Section 12, a distance of 31.28 feet to the Point of Beginning; thence North 87°53'34" West, continuing along the North line of the Northeast Quarter of said Section 12, a distance of 57.36 feet to the intersection with the West right-of-way line of N. Prospect Avenue as defined in a General Warranty Deed filed with the Clay County, Missouri Recorder of Deeds in Book 1294 at Page 645 on February 23, 1978 and now being hereby established; thence along the West right-of-way line of said N. Prospect Avenue the

following seven (7) courses: 1) South 22°23'38" West a distance of 4.16 feet; 2) South 0°37'20" West a distance of 156.93 feet (N. Prospect Ave. sta. 12+56.88, 90.0 feet right); 3) South 22°20'32" East a distance of 180.15 feet (N. Prospect Ave. sta. 14+13, 42.6 feet right); 4) South 0°29'00" West a distance of 77.65 feet (N. Prospect Ave. sta. 14+80, 68.0 feet right); 5) South 23°56'55" East a distance of 46.50 feet to the intersection with the line common between said Sections 12 and 7; 6) continuing South 23°56'55" East a distance of 49.51 feet (N. Prospect Ave. sta. 15+71.3, 69.7 feet right); 7) South 23°49'06" East a distance of 844.36 feet to the intersection with the North right-of-way line of Relocated Barry Road, as now established (N. Prospect Ave. sta. 24+15.1, 100 feet right and Relocated Barry Road construction sta. 19+00.3, 84.8 feet left); thence North 66°35'38" East, along the Northeasterly prolongation of the North right-of-way line of said Relocated Barry Road, a distance of 17.74 feet; thence Northeasterly and Northerly, departing the Northeasterly prolongation of the North right-of-way line of said Relocated Barry Road, around a curve to the left that has a radius of 50.00 feet, a chord bearing of North 20°21'51" East, a chord distance of 72.21 feet, and an arc distance of 80.69 feet to the intersection with the line that is 30.00 feet West of and parallel with/concentric to the centerline of said N. Prospect Avenue as defined in said General Warranty Deed; thence along the line that is 30.00 feet West of and parallel with/concentric to the centerline of said N. Prospect Avenue the following three (3) courses: 1) North 25°51'57" West a distance of 843.26 feet; 2) Northerly around a curve to the right that has a radius of 602.96 feet, a chord bearing of North 12°53'17" West, a chord distance of 277.04 feet, and an arc distance of 279.54 feet; 3) North 0°23'37" East a distance of 159.53 feet to the Point of Beginning. Containing 65,948 square feet or 1.51 acres, more or less, giving the distinct description of the right-of-way 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 right-of-way 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 All that part of the Northeast Quarter of Section 12, Township 51 North, Range 33 West of the Fifth Principal Meridian and the Northwest Quarter of Section 7, Township 51 North, Range 32 West of the Fifth Principal Meridian, situate in the City of Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 12; thence North 87°53'34" West (Basis of bearing: Grid North, Missouri Coordinate System of 1983, West Zone, NAD83), along the North line of the Northeast Quarter of said Section 12, a distance of 31.28 feet to the Point of Beginning; thence North 87°53'34" West, continuing along the North line of the Northeast Quarter of said Section 12, a distance of 57.36 feet to the intersection with the West right-of-way line of N. Prospect Avenue as defined in a General Warranty Deed filed with the Clay County, Missouri Recorder of Deeds in Book 1294 at Page 645 on February 23, 1978 and now being hereby established; thence

along the West right-of-way line of said N. Prospect Avenue the following seven (7) courses: 1) South 22°23'38" West a distance of 4.16 feet; 2) South 0°37'20" West a distance of 156.93 feet (N. Prospect Ave. sta. 12+56.88, 90.0 feet right); 3) South 22°20'32" East a distance of 180.15 feet (N. Prospect Ave. sta. 14+13, 42.6 feet right); 4) South 0°29'00" West a distance of 77.65 feet (N. Prospect Ave. sta. 14+80, 68.0 feet right); 5) South 23°56'55" East a distance of 46.50 feet to the intersection with the line common between said Sections 12 and 7; 6) continuing South 23°56'55" East a distance of 49.51 feet (N. Prospect Ave. sta.15+71.3, 69.7 feet right); 7) South 23°49'06" East a distance of 844.36 feet to the intersection with the North right-of-way line of Relocated Barry Road, as now established (N. Prospect Ave. sta. 24+15.1, 100 feet right and Relocated Barry Road construction sta. 19+00.3, 84.8 feet left); thence North 66°35'38" East, along the Northeasterly prolongation of the North right-of-way line of said Relocated Barry Road, a distance of 17.74 feet; thence Northeasterly and Northerly, departing the Northeasterly prolongation of the North right-of-way line of said Relocated Barry Road, around a curve to the left that has a radius of 50.00 feet, a chord bearing of North 20°21'51" East, a chord distance of 72.21 feet, and an arc distance of 80.69 feet to the intersection with the line that is 30.00 feet West of and parallel with/concentric to the centerline of said N. Prospect Avenue as defined in said General Warranty Deed; thence along the line that is 30.00 feet West of and parallel with/concentric to the centerline of said N. Prospect Avenue the following three (3) courses: 1) North 25°51'57" West a distance of 843.26 feet; 2) Northerly around a curve to the right that has a radius of 602.96 feet, a chord bearing of North 12°53'17" West, a chord distance of 277.04 feet, and an arc distance of 279.54 feet; 3) North 0°23'37" East a distance of 159.53 feet to the Point of Beginning. Containing 65,948 square feet or 1.51 acres, more or less be and the same is hereby vacated, and subject to the following conditions:

1. The applicant shall relocate facilities as required by Spectrum Charter.
2. The applicant shall retain all utility easements and protect facilities required by AT&T.
3. The applicant shall retain all utility easements and protect facilities as required by Evergy.

Section 5. That the City Clerk of Kansas City, Missouri, be and she is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance and the consent of property owners hereinbefore referred to, to be filed for record in the Recorder's Office in Clay County, Missouri.

..end

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Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



Deputy



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260433

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 an approximately 1.51 acres of public right-of-way in Zoning District R-1.5 (Residential) generally located at the northwest corner of Northeast Barry Road and North Prospect Avenue and directing the City Clerk to record certain documents. (CD-ROW-2025-00043)

### Discussion

The public right-of-way section proposed to be vacated is a portion of unimproved right-of-way along North Prospect Avenue, north of the intersection of North Prospect Avenue and Northeast Barry Road. The proposed vacation is approximately 1.5 acres that varies in width along North Prospect Avenue. Case CD-CPC-2025-00082 approved the construction of 153 residential units, split between one- and two-unit structures with private streets, the proposed vacation is consistent with the approved plan. The proposed vacation will maintain the required right-of-way width of 30 feet from the centerline of North Prospect Avenue. The vacated area will allow for more housing units to be built on site.

There are private utilities located within the right-of-way. Spectrum Charter, AT&T and Evergy have utilities within the right-of-way which requires the applicant retain an easement or relocate utilities at the applicant's expense. There is no public utilities located within the right-of-way at this location.

There was no public testimony submitted to staff or at the City Plan Commission.

### 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 public right-of-way.

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

Not applicable as this is an ordinance authorizing the vacation of public 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 public 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 public 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

CD-CPC-2025-00080 & 82 - A rezoning and development plan, also serving as a preliminary plat on about 14 acres, and a rezoning from Districts R-80 and R-0.5 to R-6 to allow for single- and two-unit residential buildings, approved by Ordinance No. 250834 on October 16, 2025.

## Service Level Impacts

Not applicable as this is an ordinance authorizing the vacation of public 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

City Staff and City Plan Commission recommend approval, subject to conditions of this ordinance.

## 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 public 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 public 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 public right-of-way

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

No (Press tab after selecting)

Not applicable as this is an ordinance authorizing the vacation of public 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 public 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 public 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)



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**File #: 260434**

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ORDINANCE NO. 260434

Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Housing Trust Fund Advisory Board for additional funding in the amount of \$250,000.00 to the Blue Hills Townhomes project developed by Blue Hills Townhomes, LP, located at 5015 Garfield Avenue; reducing \$250,000.00 in existing appropriations in the Housing Trust Fund and appropriating the same; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$250,000.00 from the funds appropriated in the Housing Trust Fund.

WHEREAS, on December 16, 2024, the Housing Trust Fund Board adopted a Budget Modification Policy in response to increases in construction costs and or supply chain disruptions, allowing previously awarded projects to make additional funds requested; and

WHEREAS, Fulson Housing proposed the development of Blue Hills Townhomes for the new construction of forty-five (45) total units, of which thirty-two (32) will be low-income, and thirteen (13) market units; and

WHEREAS, Fulson Housing was awarded \$600,000.00 through Ordinance No. 220642 under Round 1 of the Housing Trust Fund program to support the development of Blue Hills Townhomes; and

WHEREAS, the Developer identified a need for additional funding due to increases in construction labor and construction material and the Housing Trust Fund Board voted unanimously on April 28, 2025, to grant this additional funding request to the Developer; and

WHEREAS, on June 12, 2025, City Council passed Ordinance No. 250453, approving the recommendation for an additional \$300,000.00 in funding to offset the increased construction labor and material cost associated with the project; and

WHEREAS, the Blue Hills Townhomes project submitted a subsequent Budget Modification Request under the established Board policy to offset unforeseen and extensive costs associated with the project; and

WHEREAS, the Housing Trust Fund Board unanimously recommended the approval of the Budget Modification request, providing an additional \$250,000.00 for the project; and

WHEREAS, this second Budget Modification request will allow the project to be fully completed in a timely manner while supporting the goals and objectives of the Housing Trust Fund; and

WHEREAS, the Housing Trust Fund Board desires to encourage the Developer to carry out the project; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the budget modification recommendation of the Housing Trust Fund Advisory Board, regarding the Blue Hills Townhomes project, that was issued April 27, 2026, is hereby accepted.

Section 2. That the following amount is hereby reduced from the Kansas City Housing Trust Fund, Fund No. 2490, from the following account:

27-2490-552045-619080	Housing Trust Fund Bonds	\$250,000.00
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Section 3. That the following amount is hereby appropriated from the Kansas City Housing Trust Fund, Fund No. 2490, appropriating to the following account:

27-2490-555996-619080-55BLUEHTF	Blue Hills Townhomes	\$250,000.00
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Section 4. That the Manager of Procurement Services is authorized to execute the necessary documents to amend the aforementioned funding agreements and expend up to \$250,000.00 from the funds appropriated in the Unappropriated Fund Balance of the Housing Trust Fund herein.

Section 5. That the Director of the Housing and Community Development Department is designated requisitioning authority for Account No. 27-2490-552045 and 27-2490-555996.

..end

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

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Brenton Siverly  
Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260434

Submitted Department/Preparer: Housing

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 the recommendation of the Housing Trust Fund Advisory Board for additional funding in the amount of \$250,000.00 to the Blue Hills Townhomes project developed by Blue Hills Townhomes, LP, located at 5015 Garfield Ave; reducing \$250,000 in existing appropriations the Housing Trust Fund and appropriating the same; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$250,000.00 from the funds appropriated in the Housing Trust Fund; and designating requisitioning authority.

### Discussion

The Housing Trust Fund Advisory Board recommended an additional \$250,000 budget modification for the Blue Hills Townhomes project, which has demonstrated unforeseen and burdensome increases in their construction costs. If approved, the total investment in this project from Housing Trust Fund will be \$1,150,000.00 This additional funding will allow the project to finish in a timely manner and achieve the goals of the Affordable Housing Trust Fund. This recommendation requires Council authorization.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
27-2490-552045-619080 - Kansas City Housing Trust Fund
3. How does the legislation affect the current fiscal year?  
There will be no impact on the current fiscal year.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

This legislation will have no impact on future fiscal years.

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

This legislation will ensure the timely completion of a keystone Housing Trust Fund project, bringing online 45 new units of housing located at 5000 Garfield Avenue. 32 of these units will be reserved for families making less than 60% AMI, a critical objective of the Housing Trust Fund.

### 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

- 220642
- 250453

## Service Level Impacts

N/A

## Staff Recommendation

Housing and Community Development Department

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

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

The Blue Hills Townhomes development team has worked in good faith to ensure this project is completed efficiently, effectively, and in accordance to the Housing Trust Fund's policies. This relatively small budget modification request was the result on on-going collaboration and communication between the Housing Trust Fund Staff, the Housing Trust Fund Board, and the development team. The Housing Trust Fund Board will continue to serve as a good public steward of the Trust Fund dollars, ensuring that intentional, reasonable investments are effectively utilized to activate capital from other private, public, and philanthropic sources.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
N/A
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A

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

4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 45  
Number of Affordable Units 32

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 #: 260435**

ORDINANCE NO. 260435

Sponsor: Director of Health Department

Accepting and approving a one-year \$631,890.00 contract amendment with the Missouri Department of Health and Senior Services to provide funding for activities of the High Impact HIV Prevention and Surveillance Program; estimating and appropriating the sum of \$631,890.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, this award will enable the Kansas City Health Department's ("KCHD") HIV Prevention program and sub-recipient agencies to conduct outreach testing and education to high risk populations including African American females, African American men who have sex with men, LatinX, and white men who have sex with men and Transgender women; and

WHEREAS, in a calendar year 24 Kansas City Health Department's HIV Prevention Program and sub-recipient agencies conducted 186 testing events, tested or referred HIV testing to nearly 1,500 people in the community, distributed over 216,000 condoms, provided 66 presentations, conducted 397 community outreach activities, and participated in 48 community-wide events to promote HIV testing, HIV prevention methods, and safe sex strategies and resources; 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 (the "Director"), and the Missouri Department of Health and Senior Services ("DHSS"), whereby DHSS will provide additional funding for the City's High Impact HIV Prevention and Surveillance Program, which will conduct outreach, testing, and education to high risk populations including African American females, African American men who have sex with men, LatinX, and White men who have sex with men and Transgender women for the period of June 1, 2026 through May 31, 2027, for a total award not to exceed \$631,890.00 is hereby accepted and approved. A copy of the contract, in substantial form, is on file with the Director.

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

27-2480-500001-472300-G50241928	High Impact HIV Prev and Surv	\$631,890.00
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Section 3. That the sum of \$631,890.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

27-2480-505445-A-G50241928	High Impact HIV Prev and Surv	\$292,534.64
27-2480-505445-B-G50241928	High Impact HIV Prev and Surv	292,866.00
27-2480-505445-C-G50241928	High Impact HIV Prev and Surv	<u>46,489.36</u>
	TOTAL	\$631,890.00

Section 4. That the Director of Health is hereby designated as requisitioning authority for Account No. 27-2480-505445-G50241928 and is hereby authorized to expend the sum of \$631,890.00 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

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

---

Brenton Siverly  
Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260435

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 \$631,890.00 contract amendment with the Missouri Department of Health and Senior Services to provide funding for activities of the High Impact HIV Prevention and Surveillance Program; estimating and appropriating \$631,890.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

### Discussion

Award enables the Kansas City Health Department's HIV Prevention program and sub recipient agencies to conduct outreach testing and education to people residing in the 7 county Kansas City Care Region. In the current program year, KCHD's HIV Prevention Program and sub recipient agencies conducted 851 outreach events, tested over 3,000 people in the community, and distributed nearly 200,000 condoms to promote HIV testing, HIV prevention methods, and safe sex strategies and resources.

Activities funded through this award include the provision of HIV testing counseling and risk screenings, community level HIV prevention interventions including condom distribution and social marketing/education campaigns, PrEP Navigation, Harm Reduction, and data driven monitoring and planning

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Health Grants Fund 2480-505445-G50241928
3. How does the legislation affect the current fiscal year?  
The legislation estimates and appropriates funding in the current fiscal year
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**

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

## Service Level Impacts

Activities from the HIV Prevention grant reduce HIV related stigma and help provide education, resources, and tools that empower the community to protect themselves and others from HIV and other STIs. HIV testing efforts through the grant's outreach events and the Counseling Testing and Referral programs help our community identify new cases of HIV and rapidly connect those persons newly diagnosed with HIV to core medical and support services.

## Staff Recommendation

Health

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

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

Continues ongoing grant program

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
The HIV Prevention grant funds various Health Education and Risk Reduction programs for the 7-county Kansas City Care Region (Cass, Clay, Clinton, Jackson, Lafayette, Ray, and Platte Counties). Targeted outreach and testing to those communities helps address and reduce health disparities in our community.
2. How have those groups been engaged and involved in the development of this ordinance?  
The Kansas City region has an active Integrated HIV Prevention and Care Planning Council composed of various stakeholders in the community including 33% of the membership persons living with HIV, including members of the groups described above. Planning Council monitors grant expenditures, reviews activities and progress towards deliverables, and helps to facilitate community collaboration and engagement.
3. How does this legislation contribute to a sustainable Kansas City?

HIV Prevention activities reduce the spread of HIV in the community and improves quality of Kansas City Residents. The grant funds will help foster a healthier and safer community. Federal Investments in public health such as HIV Prevention grants also reduce the local burden to provide safety net services and care.

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 #: 260436**

ORDINANCE NO. 260436

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 42 acres generally located at the northwest corner of N.E. Vivion Road and N. Chouteau Trafficway from District UR to District UR and approving a development plan serving as a major amendment to a previously approved UR district to change permitted uses. (CD-CPC-2026-00009)

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-1537, rezoning an area of about 42 acres generally located at the northwest corner of N.E. Vivion Road and N. Chouteau Trafficway from District UR (Urban Redevelopment) to District UR (Urban Redevelopment) and approving a development plan serving as a major amendment to a previously approved UR district to change permitted uses, said section to read as follows:

Section 88-20A-1537. That an area legally described as:

All that part of Lots 1, 2, 5, 7, 8 and 10 and all of Lots 3, 3A, 4, 6, 9, 11 and 12, Block 1, RESURVEY OF BLOCKS 1 AND 3, ANTIOCH, as recorded in Plat Book 2320 at Page 177, all that part of Block 1, GREEN HAVEN PLAZA NUMBER 2, as recorded in Plat Book A at Page 22, and all that part of Lot 2, ANTIOCH GREEN LOT 1 AND LOT 2, as recorded in Plat Book E at Page 125, all being an addition in and to the City of Kansas City, Clay County, Missouri, in the Northwest Quarter and Southwest Quarter of Section 31, Township 51 North, Range 32 West of the 5th Principal Meridian, being bounded and described as follows: Beginning at the Southeast corner of said Lot 2, ANTIOCH GREEN LOT AND LOT 2; thence North 89°22'05" West, along the South line of said Lot 2, 301.64 feet to a point on the East right-of-way line of Antioch Road, as now established; thence North 01°01'31" East, along said East right-of-way line, 180.62 feet; thence North 88°58'29" West, continuing along said East right of way line, 20.00 feet; thence North 01°01'31" East, continuing along said East right of way line, 1,289.70 feet; thence North 00°49'01" East, continuing along said East right of way line, 250.33 feet; thence North 00°36'31" East, continuing along said East right of way line, 100.00 feet; thence North 07°27'05" East, continuing along said East right of way line, 251.79 feet; thence North 03°47'19" East, continuing

along said East right of way line, 89.48 feet to a point on the Southwesterly right-of-way line of Chouteau Trafficway, as now established; thence Easterly, along said Southwesterly right-of-way line, on a curve to the right, having an initial tangent bearing of South 75°23'29" East with a radius of 2,663.81 feet, a central angle of 14°26'54" and an arc distance of 671.73 feet; thence Southeasterly, continuing along said Southwesterly right-of-way line, 350.83 feet; thence Southerly, continuing along said Southwesterly right-of-way line, on a curve to the left, being tangent to the last described course with a radius of 1,526.80 feet, a central angle of 27°13'19" and an arc distance of 725.40 feet; thence South 11°56'57" East, continuing along said Southwesterly right of way line, 15.22 feet to the Southeast corner of said Lot 12, Block 1, said corner also being a point on the North right-of-way line of U.S. Highway 69 (also known as Vivion Road), as now established; thence Southwesterly, along said North right-of-way line, on a curve to the left, having an initial tangent bearing of South 75°41'46" West with a radius of 1,472.70 feet, a central angle of 25°57'09" and an arc distance of 667.07 feet to a point on the East line of Lot 1, said GREEN HAVEN PLAZA NUMBER 2; thence North 00°19'25" East, along said East line, 167.81 feet to the Point of Beginning. Containing 1,870,584 square feet or 42.94 acres, more or less.

is hereby rezoned from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1537, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. Ordinance No. 210764, including all conditions provided therein, shall remain in full force and effect.
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.

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.

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260436

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 42 acres generally located at the northwest corner of NE Vivion Road and N Chouteau Trafficway from District UR to District UR and approving a development plan serving as a major amendment to a previously approved UR district to change permitted uses. (CD-CPC-2026-00009).

### Discussion

The proposed amendment to the Antioch Crossing UR plan will allow more variety of uses. All permitted and prohibited uses are identified in the Development Data table on sheet C2.0. Previous permitted uses were specific to each lot and mostly limited to retail, restaurant, and office, with the exception of vehicle repair use on Lot 7 at the southern portion of the site and self-storage on Lot 15 at the northeastern corner of the site. Proposed permitted uses generally include retail, restaurant, and office, with additional specific lots allowing all uses in the B2 zoning district, vehicle repair, carwash, self-storage, and indoor entertainment venue. Prohibited uses include ambulance service, adult media store, pawn shop, short-term loan establishment, cemetery/columbarium/mausoleum, cremating, undertaking, and short-term rentals.

There are no proposed changes to the site plan, and any new construction will require a UR final plan. The site is still subject to all conditions from the previously approved ordinance. There was no public testimony before the CPC.

### 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 uses within a UR district.

3. How does the legislation affect the current fiscal year?  
Not applicable as this ordinance authorizes uses within a UR district.
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 uses within a UR district.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this ordinance authorizes uses within a UR district.

**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-2021-00098 - Ordinance No. 210764 Amending a previously approved UR Plan in District UR (Urban Redevelopment), which also serves as a preliminary plat to allow for amendment to the current approved uses and further subdivision. Approved August 26, 2021

## Service Level Impacts

None expected

## 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 based on compliance with the Zoning and Development Code.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This project was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?  
The project compliance with the public engagement requirements in section 88-505-12. No public testimony was provided.
3. How does this legislation contribute to a sustainable Kansas City?

This ordinance will allow continued productivity of a large commercial development 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:  
Zoning ordinance allowing uses on multiple properties.

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)



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**File #: 260437**

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RESOLUTION NO. 260437

Sponsor: Director of City Planning and Development Department

**RESOLUTION** - Approving an amendment to the Swope Area Plan on about 2.6 acres generally located at 6655 Troost Avenue by changing the recommended land use from commercial and open space/buffer to commercial for the Mean Well Power Solutions expansion. (CD-CPC-2026-00020).

WHEREAS, on October 2, 2014, the City Council by Resolution No. 140770 adopted the Swope Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Swope Area Plan as it affects that area of approximately 2.6 acres generally located at 6655 Troost Avenue by changing the recommended land use from commercial and open space/buffer to commercial; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Map on April 15, 2026; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on April 15, 2026, recommend approval of the proposed amendment to the Swope Area Plan; NOW, THEREFORE,

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

Section A. That the Swope Area Plan is hereby amended as to the Proposed Land Use Plan and Map for that area of approximately 2.6 acres generally located at 6655 Troost Avenue by changing the recommended land use from commercial and open space/buffer to commercial.

Section B. That the amendment to the Swope 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 #: 260437

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 Swope Area Plan on about 2.6 acres generally located at 6655 Troost Avenue by changing the recommended land use from Commercial and Open Space/Buffer to Commercial for the Mean Well Power Solutions expansion. (CD-CPC-2026-00020)

### Discussion

This area plan amendment is companion to the rezoning and development plan ordinance for the 30,000 sqft expansion of Mean Well Power Solutions. The subject site is split zoned and there are corresponding split area plan future land use recommendations. The amendment will make the future land use recommendation entirely commercial for this site.

CPC recommended approval

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Not applicable as this is a resolution to amend and area plan future land use recommendation.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a resolution to amend and area plan future land use recommendation.
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 resolution to amend and area plan future land use recommendation.

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

Not applicable as this is a resolution to amend and area plan future land use recommendation.

### 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

Recommend approval by staff and City Plan Commission.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No potential health impacts were evaluated with this resolution.
2. How have those groups been engaged and involved in the development of this ordinance?  
Public engagement per 88-505-12 was completed for the companion rezoning and development plan ordinance.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable.
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:

Amending a City area plan.

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)



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**File #: 260438**

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ORDINANCE NO. 260438

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2.6 acres generally located at 6655 Troost Avenue from Districts B4-2 and R-5 to District B4-3 and approving a development plan to allow for a 30,000 square foot expansion of an industrial use. (CD-CPC-2026-00021 & CD-CPC-2026-00022)

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-1538, rezoning an area of about 2.6 acres generally located at 6655 Troost Avenue from Districts B4-2 (Heavy Business/Commercial) and R-5 (Residential 5) to District B4-3 (Heavy Business/Commercial) and approving a development plan to allow for a 30,000 square foot expansion of an industrial use, said section to read as follows:

Section 88-20A-1538. That an area legally described as:

Lots 25, 26, 27 and part of lot 28, Broadmoor, and Lots 1, 2, 3, and 4, Jewell's  
4th Addition

is hereby rezoned from Districts B4-2 (Heavy Business/Commercial) and R-5 (Residential 5) to District B4-3 (Heavy Business/Commercial), all as shown outlined on a map marked Section 88-20A-1538, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
2. 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.

3. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
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 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).
7. 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)
8. Proposed buildings shall have a Fire Department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
9. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
10. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
11. If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided. Electric gates shall require a siren sensor device typically referred to as a “yelp gate” (IFC-2018 § 503.6)
12. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
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. 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).

15. 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)
16. The developer shall provide fire lane signage on fire access drives.
17. The developer shall provide an approved turnaround feature (i.e cul-de-sac, hammerhead) for all dead-end fire access in excess of 150 feet in length. (IFC-2018: § 503.2.5)
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](http://www.knoxbox.com) or on an official order form obtained through this Office.
19. The Fire Department Connection (FDC) shall not be located that obstructs access/egress to the building when in use. (IFC-2018 § 912.2)
20. 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)
21. All required Fire Department access roads shall be an all-weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
22. 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)
23. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access ( IFC-2018 § 912.2.1).
24. 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.

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 have a water flow test done to ensure there is adequate water pressure to serve the development.
28. 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.
29. 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.
30. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department 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 disturbed area 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 prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.

31. 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.
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, 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 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 #: 260438

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 2.6 acres generally located at 6655 Troost Avenue from District B4-2 and R-5 to District B4-3 and approving a development plan to allow for a 30,000 square foot expansion of an industrial use. (CD-CPC-2026-00021 & CD-CPC-2026-00022).

### Discussion

The proposed development plan is acting in lieu of a special use permit for the expansion (second building) of a limited manufacturing use in the B4 zoning district. The additional building will be just under 33,000 square feet and contain a parking garage, office, and limited manufacturing uses.

One new curb cut is proposed off E 67th Street to access the proposed parking garage. All truck traffic will continue accessing the site off Troost Avenue. There is an existing curb cut with gated access off E 67th Street that will be removed. Sidewalk will be installed along the property on E 67th Street to serve the proposed building and internally to connect the two buildings.

Grasses and shrubs are proposed to screen the eastern portion of the site, as well as street trees to be installed along E 67th Street. Proposed species include Honey Locust, Elm, Prairie Dropseed, Little Bluestem, and flowering perennials.

Proposed building materials include brick veneer, metal panel, and perforated metal panel for screening.

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

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No
3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

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

Recommend approval by staff and City Plan Commission.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
No potential health impacts were evaluated with this resolution.
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?  
Not applicable.

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:

Ordinance will authorize physical development on private property.

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)



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**File #: 260439**

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RESOLUTION NO. 260439

Sponsor: Director of City Planning and Development Department

**RESOLUTION-** Directing the City Manager to submit projects identified in this Resolution as applications for the FY 2027 Planning Sustainable Places Program (PSP) funding to the Mid America Regional Council (MARC).

WHEREAS, MARC, in its role as the metropolitan planning organization (MPO) for Greater Kansas City, is soliciting project proposals for FY 2027 Planning Sustainable Places (PSP); and

WHEREAS, the PSP program is eligible to fund planning projects that help advance sustainable transportation-focused plans that include integrating intermodal transportation options, redevelopment and sustainable land-use patterns, social equity and environmental stewardship; and

WHEREAS, MARC's Connected KC 2050, the region's long-range transportation plan, supports this regional vision by envisioning and setting goals for a safe, balanced, regional multimodal transportation system that is coordinated with land use planning, supports equitable access to opportunities, and protects the environment; and

WHEREAS, project proposals submitted for consideration will be evaluated based on how closely they align with the policy goals of the plan; and

WHEREAS, the PSP program is limited to a maximum 80% federal share and requires a local cash match of at least 20%; and

WHEREAS, MARC anticipates funding targets for the Missouri side of the region in FFY 2027 for PSP at \$500,000.00 with project applications due by June 22, 2026; NOW, THEREFORE

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

Section A. The City Manager is directed to submit the following projects to MARC's Planning Sustainable Places (PSP) Program upon confirmation of local match funding:

1. Vivion Road Corridor Plan (District 2 and 4)
2. Cliff Drive to Blue Valley Trail Alignment Study (District 3)

3. East and West Side Anti-Displacement Plan (District 3 and 4)
4. Citywide Transit Plan (All Districts)
5. Commercial Moter Vehicle/Freight Movement Plan (All Districts)

Section B. That the list of projects to be submitted by other jurisdictions or agencies in partnership with the City of Kansas City, Missouri, is as follows:

1. ADA-Compliant Bus Stop Project (District 3 and 4)

..end

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# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260439

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

Directing the City Manager to submit projects identified in this Resolution as applications for the FY 2027 Planning Sustainable Places Program (PSP) funding to the Mid America Regional Council (MARC).

### Discussion

MARC, in its role as the metropolitan planning organization (MPO) for Greater Kansas City, is soliciting project proposals for FY 2027 Planning Sustainable Places (PSP). The PSP program is eligible to fund planning projects that help advance sustainable transportation-focused plans that include integrating intermodal transportation options, redevelopment and sustainable land-use patterns, social equity and environmental stewardship. MARC's Connected KC 2050, the region's long-range transportation plan, supports this regional vision by envisioning and setting goals for a safe, balanced, regional multimodal transportation system that is coordinated with land use planning, supports equitable access to opportunities, and protects the environment.

Project proposals submitted for consideration will be evaluated based on how closely they align with the policy goals of the plan. The PSP program is limited to a maximum 80% federal share and requires a local cash match of at least 20% and a 1% administrative fee. MARC anticipates funding targets for the Missouri side of the region in FFY 2027 for PSP at \$500,000 with project applications due by June 22th, 2026.

### Fiscal Impact

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

2. What is the funding source?  
N/A
3. How does the legislation affect the current fiscal year?  
N/A
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
If grant applications are awarded city will be required to come up with 20% match and 1% administrative fee.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Yes, if funding is awarded for any of these projects, federal transportation funds would cover 80% of the cost.

**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 does not appropriate any funds so there are no account strings to verify.

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
  - Develop a multimodal regional transportation system for all users.

- Develop environmentally sustainable strategies that improve quality of life and foster economic growth.
- Ensure adequate resources are provided for continued maintenance of existing infrastructure.
- Focus on delivery of safe connections to schools.
- 

**Prior Legislation**

N/A

**Service Level Impacts**

N/A

**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?  
 The Kansas City Spirit Playbook is the city’s comprehensive plan and includes a goal titled Connected City , which focuses on increasing mobility options and creating a more connected Kansas City. Applying for the Planning Sustainable Places grant supports the KC Spirit Playbook by advancing planning efforts that improve multimodal transportation, strengthen connections between neighborhoods and corridors, and promote equitable access to jobs, services, and amenities. This grant represents an opportunity to leverage federal funds

to conduct important planning work that supports long-term mobility improvements in Kansas City neighborhoods and key corridors.

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

Groups will be engaged if/when projects have been awarded funded through the public engagement process.

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

Applying for the Planning Sustainable Places grant supports sustainable Kansas City by advancing planning efforts that could reduce emissions, promote sustainable transportation options, and encourage more efficient, connected development. This funding would help Kansas City plan for healthier, more resilient neighborhoods and corridors while leveraging federal resources to support long-term environmental goals.

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

No (Press tab after selecting)

This does not directly create or preserve new housing units.

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

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

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

Please provide reasoning why not:

There is no contract associated with this resolution.

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)



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**File #: 260441**

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RESOLUTION NO. 260441

Sponsor: Councilmember Melissa Robinson

**RESOLUTION** - Directing the City Manager to increase indigent care funding in the amount of \$140,000.00 for Swope Health Services as part of first quarter FY2026-27 budget analysis, and later quarters if necessary, subject to availability of funds in the Health Levy Fund.

WHEREAS, Swope Health Services (“Swope”) receives indigent care funding from the City’s Health Levy through an annual contract; and

WHEREAS, Ordinance No. 080357 appropriated \$2.1 million bond proceeds for improvements at the Swope Ridge Geriatric Center and the City has historically used the Health Levy Fund to make debt service payments on this debt and the FY2026-2027 adopted budget included a debt service payment totaling \$153,000.00 from the Health Levy Fund related to this bond issuance; and

WHEREAS, in Committee Substitutes for Ordinance Nos. 240455 and 250669, the City awarded Swope \$9,000,000.00 from the Unappropriated Fund Balance of the Health Levy Fund as a contribution toward development of the Swope Health Village project at 5900 Swope; and

WHEREAS, Swope Health Village is a planned 12-acre property consisting of 200 units of senior affordable housing and 75 units of mental health housing, supported by comprehensive mental health services; and

WHEREAS, the City FY2026-2027 budget amendment process included a \$1,000,000.00 proportional reallocation of Health Levy dollars from Kansas City Assessment & Triage Center (KCATC) to safety net providers to add to their FY26-27 indigent care contracts; and

WHEREAS, Swope Health was excluded from the proportional reallocation partly due to its receipt of \$9,000,000.00 from the Health Levy Fund; and

WHEREAS, the \$9,000,000.00 towards development of Swope Health Village was independent of any health levy funds towards indigent care and should not have precluded Swope from receiving its proportional share of the \$1,000,000.00; and

WHEREAS, Swope Health serves over 57,000 patients per year, providing comprehensive healthcare services to a diverse community; and

WHEREAS, Swope Health Central provides these other important services in the community:

- **Adolescent Care:** Approximately 5,000 adolescents receive care at Swope Health Central each year, highlighting their commitment to addressing the health needs of younger populations.
- **Preventive Services:** The center provides thousands of preventive services annually, including vaccinations, health screenings, and wellness visits, which are essential for early detection and management of health issues.
- **Behavioral Health Services:** Swope Health Central offers mental health services to around 3,000 patients, including adolescents, focusing on counseling, therapy, and psychiatric care.
- **Dental Care:** The center provides dental services to nearly 10,000 patients each year, ensuring that oral health is part of their comprehensive care approach.
- **Community Outreach:** Swope Health engages in various outreach initiatives, serving thousands of community members through health fairs, educational workshops, and partnerships with local organizations; and

WHEREAS, the Health Levy Fund had an ending balance of \$1,087,840.00 in FY 2019-2020; an ending balance of \$18,435,489.00 in FY 2023-2024 and has an estimated ending balance of \$1,232,049.00 in the Adopted FY 2026-2027 budget; NOW, THEREFORE,

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

Section 1. That the City Manager is hereby directed to increase indigent care funding for Swope Health Services in the amount of \$140,000.00 to provide parity with indigent care provider FY2026-2027 budget amendments, as part of first quarter FY2026-27 budget analysis subject to availability of funds in the Health Levy Fund.

Section 2. That if Health Levy funds are not available in the first quarter FY2026-2027 budget analysis, the City Manager is directed to perform the same analysis in subsequent quarters until \$140,000.00 of funds becomes available.

..end



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: Res 260441

Submitted Department/Preparer: Mayor/Council's Office

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

Directing the City Manager to increase indigent care funding in the amount of \$140,000.00 for Swope Health Services as part of first quarter FY2026-27 budget analysis, and later quarters if necessary, subject to availability of funds in the Health Levy Fund.

### Discussion

Swope Health Services ("Swope") receives indigent care funding from the City's Health Levy through an annual contract. Ordinance No. 080357 appropriated \$2.1 million bond proceeds for improvements at the Swope Ridge Geriatric Center and the City has historically used the Health Levy Fund to make debt service payments on this debt and the FY2026-2027 adopted budget included a debt service payment totaling \$153,000.00 from the Health Levy Fund related to this bond issuance. In Committee Substitutes for Ordinance Nos. 240455 and 250669, the City awarded Swope \$9,000,000.00 from the Unappropriated Fund Balance of the Health Levy Fund as a contribution toward development of the Swope Health Village project at 5900 Swope. Swope Health Village is a planned 12-acre property consisting of 200 units of senior affordable housing and 75 units of mental health housing, supported by comprehensive mental health services. Tthe City FY2026-2027 budget amendment process included a \$1,000,000.00 proportional reallocation of Health Levy dollars from Kansas City Assessment & Triage Center (KCATC) to safety net providers to add to their FY26-27 indigent care contracts. Swope Health was excluded from the proportional reallocation partly due to its receipt of \$9,000,000.00 from the Health Levy Fund. The \$9,000,000.00 towards development of Swope Health Village was independent of any health levy funds towards indigent care and should not have precluded Swope from receiving its proportional share of the \$1,000,000.00. Swope Health serves over 57,000 patients per year, providing comprehensive healthcare services to a diverse community. Swope Health Central provides these other important services in the community:

- **Adolescent Care:** Approximately 5,000 adolescents receive care at Swope Health Central each year, highlighting their commitment to addressing the health needs of younger populations.
- **Preventive Services:** The center provides thousands of preventive services annually, including vaccinations, health screenings, and wellness visits, which are essential for early detection and management of health issues.
- **Behavioral Health Services:** Swope Health Central offers mental health services to around 3,000 patients, including adolescents, focusing on counseling, therapy, and psychiatric care.
- **Dental Care:** The center provides dental services to nearly 10,000 patients each year, ensuring that oral health is part of their comprehensive care approach.
- **Community Outreach:** Swope Health engages in various outreach initiatives, serving thousands of community members through health fairs, educational workshops, and partnerships with local organizations; and

The Health Levy Fund had an ending balance of \$1,087,840.00 in FY 2019-2020; an ending balance of \$18,435,489.00 in FY 2023-2024 and has an estimated ending balance of \$1,232,049.00 in the Adopted FY 2026-2027 budget.

## Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Proposed use of fund balance from the Health Levy (2330).
3. How does the legislation affect the current fiscal year?  
Request quarterly review of the Health Levy to use fund balance.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
One-time increase
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No

### Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No
3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

No funds are allocated in this legislation. The proposed fund has a projected ending balance of \$1,232,049. This is below City Code Section 2-1954(f)(4)(B)(ii) eight percent reserve requirement. FY 27 reserve requirement is estimated to be \$4,859,326.

**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

N/A

## 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

Click or tap here to provide reasoning.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Improved access to indigent care
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?  
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)



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**File #: 260442**

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ORDINANCE NO. 260442

Sponsor: Councilmember Melissa Robinson

Authorizing the Director of Public Works to execute a Cooperative Agreement with the Palestine Community Improvement District for implementation of eligible work in connection with PIAC Award No. 420464 from funds previously appropriated, including work within the public right-of-way including streetlights, pedestrian lighting, and fencing; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the Palestine Community Improvement District was awarded PIAC Award No. 420464 in PIAC Year 42 for the construction of public right-of-way improvements including streetlights, pedestrian lighting, curb and sidewalk improvements, and fencing; and

WHEREAS, the Palestine Community Improvement District will oversee the design, installation, construction, deconstruction, reconstruction, and maintenance of the pedestrian lights, streetlighting, and fencing in accordance with the PIAC Award; and

WHEREAS, the City will oversee the design, installation, construction, deconstruction, reconstruction, or maintenance of the curb and sidewalk improvements in accordance with the PIAC Award; and

WHEREAS, the portion of the PIAC Award relating to the pedestrian lighting, street lighting, and fencing consists of approximately \$434,416.00; and

WHEREAS, the City shall authorize the payment of invoices submitted by Palestine Community Improvement District to the City from third-party suppliers or contractors for payment; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of Public Works is hereby authorized to execute a Cooperative Agreement in the amount of \$434,416.00 for the authorization of payment of invoices submitted by Palestine Community Improvement District to the City from third-party suppliers or contractors for the design, installation, construction, deconstruction, reconstruction, or maintenance of the pedestrian lighting, streetlighting, and fencing in accordance with PIAC Award No. 420464 from funds previously appropriated in Account No. 27-3090-898307-B-89061128.

Section 2. That this ordinance, relating to the design, repair, maintenance, or construction of a public improvement, is recognized as having an accelerated effective date provided by Section 503(a)(3)(D) of the City Charter and shall take effect in accordance with Section 503 of the City Charter.

..end

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Approved as to form:

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Andrew Bonkowski  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260442

Submitted Department/Preparer: Public Works

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

Authorizing the Director of Public Works to execute a Cooperative Agreement with the Palestine Community Improvement District for implementation of eligible work in connection with PIAC Award No. 420464 from funds previously appropriated, including work within the public right-of-way including streetlights, pedestrian lighting, and fencing; and recognizing this ordinance as having an accelerated effective date.

### Discussion

Palestine Community Improvement District was awarded PIAC Award No. 420464 in PIAC Year 42 for the construction of public right-of-way improvements including streetlights, pedestrian lighting, curb and sidewalk improvements, and fencing.

The Palestine Community Improvement District will oversee the design, installation, construction, deconstruction, reconstruction, and maintenance of the pedestrian lights, streetlighting, and fencing in accordance with the PIAC Award.

The City will oversee the design, installation, construction, deconstruction, reconstruction, or maintenance of the curb and sidewalk improvements in accordance with the PIAC Award.

The portion of the PIAC Award relating to the pedestrian lighting, street lighting, and fencing consists of approximately \$434,416.00.

The City shall authorize the payment of invoices submitted by Palestine Community Improvement District to the City from third-party suppliers or contractors for payment.

Authorizes the Director of Public Works to enter into a cooperative agreement with the Palestine Community Improvement District for the above purposes and recognizes the ordinance as having an accelerated effective date.

## Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Capital Improvements Fund - 27-3090-898307-B-89061128
3. How does the legislation affect the current fiscal year?  
This authorizes the use of previously appropriated funds.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
This is a one time expense.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
N/A

### Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No
3. Account string has been verified/confirmed.  Yes  No

### Additional Discussion (if needed)

This ordinance authorizes the use of previously appropriated funds. These were awarded in Fiscal Year 2026 and have not been utilized. They are set to roll forward into Fiscal Year 2027 and will be available for use.

## 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

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

### Service Level Impacts

Improves public safety by optimizing street and pedestrian lighting and repairing sidewalks and curbs in the area.

### Staff Recommendation

Public Works Department

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

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

Improves public safety.

### Other Impacts

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

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

N/A

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

N/A

4. Does 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:

CREO will be involved as values of DP contracts and Construction Contracts are estimated by the Palestine CID to determine whether SLBE or M/WBE goals are required.

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)



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**File #: 260453**

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ORDINANCE NO. 260453

Sponsor: Mayor Quinton Lucas

Amending Chapter 50, Code of Ordinances, “Offenses and Miscellaneous Provisions” by repealing Section 50-234, “Conversion therapy of minors prohibited,” in its entirety, and amending Chapter 38, Article III, Division 1, Sec. 38-113, “Discriminatory Accommodation Practices” for the purpose of creating an exception regarding preferred pronouns.

WHEREAS, conversion therapy, also known as reparative therapy, ex-gay therapy, or sexual orientation and gender identity change efforts, is a range of consistently discredited practices aimed at changing one's sexual orientation or gender identity; and

WHEREAS, a national community of professionals in education, social work, health, mental health and counseling, including the American Academy of Child and Adolescent Psychiatry, has determined again and again that there is no scientifically valid evidence that supports the practice of conversion therapy; and

WHEREAS, the City Council of the City of Kansas City, Missouri, has a responsibility to protect the health, safety, and welfare of all people in our community, especially the physical and psychological well-being of minors, including LGBTQ youth; and

WHEREAS, the City Council passed Ordinance No. 190902 and created Section 50-234, Code of Ordinances, that made it unlawful for “any provider to provide conversion therapy or reparative therapy to a minor if the provider receives compensation in exchange for such services;” and

WHEREAS, Ordinance No. 190902 was challenged in the United States District Court for the Western District of Missouri on February 7, 2025, in Case No. 4:25-cv-00084; and

WHEREAS, the litigation of Ordinance No. 190902 has proceeded to the United States Court of Appeals for the Eighth Circuit, in Case No. 0:25-cv-02566, scheduled for oral argument on May 14, 2026; and

WHEREAS, due to a recent U.S. Supreme Court ruling in *Chiles v. Salazar*, the Council believes it necessary to repeal the section in its entirety in order for City Code to remain compliant with National law; and

WHEREAS, the Council is compelled by this ruling to repeal Section 50-234 not out of agreement with the Court's reasoning or any diminished concern for the harm that conversion therapy causes, but solely because continued enforcement would expose the City to constitutional challenge under a standard this Council did not invite and does not endorse; and

WHEREAS, notwithstanding this necessary repeal, the City Council remains committed to safeguarding youth and promoting practices grounded in science and ethics for the well-being of minors; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 50, Code of Ordinances entitled "Offenses and Miscellaneous Provisions" is hereby amended by repealing Section 50-234 in its entirety.

Section 2. That Chapter 38, Article III, Division 1, Sec. 38-113 of the Code of Ordinances entitled "Discriminatory Accommodation Practices" is hereby amended by repealing said Section 38-113, and enacting in lieu thereof a new section of like number and subject matter to read as follows:

**Sec. 38-113. Discriminatory accommodation practices.**

(a) It shall be a discriminatory accommodation practice for any owner, agent or employee of any place of public accommodation, directly or indirectly, to refuse, withhold from or deny to any person any of the accommodations mentioned in this chapter or to discriminate against any person in the furnishing thereof on account of race, religion, color, ancestry, national origin, sex, marital status, familial status, disability, sexual orientation, gender identity, or criminal history status of such person, or directly or indirectly publish, circulate, or display any written or printed communication, notice or advertisement to the effect that any of the accommodations or the facilities of such place of public accommodation will be refused, withheld from or denied to any person on account of race, religion, color, ancestry, national origin, sex, disability, marital status, familial status, sexual orientation, gender identity, or criminal history status, or that, for such reasons, the patronage or custom of any person described in this section is unwelcome or objectionable or not acceptable to such place.

(1) For the purposes of this section, the refusal of an owner, agent, or employee to use a person's preferred or self-selected pronouns shall not, on its own, constitute a violation.

(b) It shall be a discriminatory accommodation practice for any owner, agent, operator, or employee of a business or facility within a redevelopment area to use a prohibited dress code as defined in section 38-1, directly or indirectly, to refuse, withhold from or deny to any person any of the accommodations mentioned in this chapter or to discriminate against any person in the furnishing thereof on account of race, religion, color, ancestry, national origin, sex, marital status, familial status, disability, sexual orientation, gender identity, or criminal history status of such person. Any dress code enforced in a redevelopment area or in any establishment within such area must be posted in accordance with the requirements of section 10-331(d), and must

contain the phone number of the City's Civil Rights and Equal Opportunity Department and a phone number of a representative of the establishment who is available to respond to complaints regarding the enforcement of the dress code during all hours when the establishment is open or such dress code is in effect. Any such dress code shall list all prohibited items of dress. Notwithstanding the foregoing, nothing herein shall be construed as prohibiting:

- (1) Any owner or operator of a business or facility within a redevelopment area from establishing an employee dress code or requiring that an employee abide by the employee dress code while at work.
- (2) Any owner, agent, operator, or employee of a business or facility within a redevelopment area from affirmatively requiring the wearing of specified articles of clothing, which may include collared shirts and ties, sports jackets, business suits, business casual, formal clothing, or smart casual clothing in keeping with the ambiance and quality of the particular business or facility and formal footwear, so long as the requirements are enforced with regard to each and every patron, regardless of race, religion, color, ancestry, national origin, sex, marital status, familial status, disability, sexual orientation, gender identity, or criminal history status.
- (c) For the purposes of this section, it shall not be a violation for an owner, agent or employee of a place of public accommodation to:
  - (1) Directly or indirectly refuse, withhold from or deny a person with certain criminal convictions due to local, state or federal law or regulation or on the basis of an order of protection.

..end

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Approved as to form:

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Julian Langenkamp  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260453

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

Amending Chapter 50, Code of Ordinances, "Offenses and Miscellaneous Provisions" by repealing Section 50- 234, "Conversion therapy of minors prohibited," in its entirety, and amending Chapter 38, Article III, Division 1, Sec. 38-113, "Discriminatory Accommodation Practices" for the purpose of creating an exception regarding preferred pronouns.

### Discussion

This ordinance would amend Chapter 50 by repealing Section 50-234, "Conversion therapy of minors prohibited." Additionally, it would amend Chapter 38, Section 38-113, "Discriminatory Accommodation Practices" by creating an exception regarding the use of preferred pronouns.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
N/A
3. How does the legislation affect the current fiscal year?  
This ordinance does not have a direct fiscal impact.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
This ordinance does not have a direct fiscal impact.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

N/A

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No
- 3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

This ordinance does not have a 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?  
Finance and Governance (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
  - Ensure City Government is responsive, representative, engaged, and transparent; particularly when faced with unforeseen challenges.
  - Operate an efficient City government workforce through effective employee recruitment, development, retention, and engagement.
  - Present a realistic view of financial indicators for improved communications on impact to the City.
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**Prior Legislation**

Committee Substitute for Ordinance No. 190902

**Service Level Impacts**

N/A

## Staff Recommendation

N/A

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?  
N/A
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
N/A
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

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

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

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

Please Select (Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



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**File #: 260454**

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RESOLUTION NO. 260454

Sponsor: Councilmember Melissa Patterson Hazley

**RESOLUTION** – Directing the City Manager to evaluate City housing programs and policies to ensure they do not unintentionally exacerbate the concentration of poverty and to recommend strategies that promote diverse housing access, neighborhood stability, and balanced economic development investment throughout Kansas City; and report back to the City Council within 90 days.

WHEREAS, the City of Kansas City has launched the Housing Gateway Program to help connect individuals experiencing homelessness with immediate housing and supportive services; and

WHEREAS, the City has established the Housing Trust Fund to support the creation and preservation of affordable and deeply affordable housing; and

WHEREAS, Kansas City continues to face a significant shortage of affordable housing, with an estimated need for approximately 64,000 units; and

WHEREAS, communities such as the Third District continue to experience the effects of historic disinvestment, depressed housing stock, aging infrastructure, redlining, discriminatory lending and appraisal practices, urban renewal, highway construction, and other public and private decisions that destabilized neighborhoods and limited generational wealth-building; and

WHEREAS, the construction of United States Highway 71 and other large-scale infrastructure projects contributed to displacement, neighborhood disruption, and long-term barriers to reinvestment in many East Side communities; and

WHEREAS, the U.S. Department of Health and Human Services has recognized that living in areas of highly concentrated poverty limits opportunity, mobility, economic potential, and social cohesion; and

WHEREAS, concentrated poverty harms school performance, public health, public safety, life expectancy, economic mobility, housing stability, and overall quality of life; and

WHEREAS, even well-intended housing policies can produce unintended consequences when housing resources, deeply affordable units, or emergency placements are concentrated primarily in neighborhoods already experiencing high poverty and historic disinvestment; and

WHEREAS, the Brookings Institute recommends policy that diversifies housing types and to monitor and modify policy that increases the concentration of poverty geographically as a strategy for overall community improvement;

WHEREAS, Kansas City must address immediate housing needs while also ensuring that City housing policy promotes long-term neighborhood stability, mixed-income opportunities, and equitable housing access across all Council districts; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares its intent that City housing programs be implemented in a manner that supports housing stability while avoiding the further concentration of poverty in historically under-resourced neighborhoods.

Section 2. That the City Manager is directed to review City housing programs, including the Housing Gateway Program, Housing Trust Fund investments, and other City-supported housing initiatives, to identify opportunities to promote equitable housing access, neighborhood stability, and balanced investment throughout Kansas City.

Section 3. That the City Manager shall report back to the City Council within 90 days with statistics related to affordable and deeply affordable housing development and availability (rental) patterns, and recommendations; such recommendations shall include strategies to interrupt the cycle of the concentration of poverty.

..end

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# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: Resolution 260454

Submitted Department/Preparer: Mayor/Council's Office

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

Directing the City Manager to evaluate City housing programs and policies to ensure they do not unintentionally exacerbate the concentration of poverty and to recommend strategies that promote diverse housing access, neighborhood stability, and balanced economic development investment throughout Kansas City; and report back to the City Council within 90 days.

### Discussion

This resolution would direct the City Manager to evaluate City housing programs and policies to ensure they do not unintentionally exacerbate the concentration of poverty. There is no immediate Fiscal, Citywide Business Plan or Service Level impact of this legislation.

### Fiscal Impact

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

N/A

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund.  Yes  No
- 2. This fund has a structural imbalance.  Yes  No
- 3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

This ordinance has no direct fiscal impact.

**Citywide Business Plan (CWBP) Impact**

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

N/A

## Staff Recommendation

N/A

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?  
N/A
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
N/A
4. Does this legislation create or preserve new housing units?  
Please Select (Press tab after selecting)  
  
N/A  
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)