



**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, December 3, 2024**

**1:30 PM**

**26th Floor, Council Chamber**

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

**PUBLIC OBSERVANCE OF MEETINGS**

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

Any closed session may be held via teleconference.

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

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

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

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

**City Manager's Office**

**241003** Sponsor: City Manager's Office

Determining that the 1200 Main/South Loop Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

**Director of City Planning & Development**

**241011** Sponsor: Director of City Planning and Development Department

Approving a development plan on about 14 acres in District B2-2 generally located at N. Jefferson Street and N.W. Cookingham Drive to allow for a residential development. (CD-CPC-2024-00084)

**City Manager's Office**

[241012](#) Sponsor: City Manager's Office

Accepting and approving a \$5,000,000.00 grant award from the Missouri Department of Natural Resources, passed through from the federal Treasury Department as part of the American Rescue Plan Act of 2021, to fund riparian restoration along the Blue River; estimating revenue and appropriating funds; and recognizing this ordinance as having an accelerated effective date.

**City Manager's Office**

[241014](#) Sponsor: City Manager's Office

Authorizing acceptance from the Missouri Emergency Management Agency of grant funds from the Fiscal Year 2024 Emergency Management Performance Grant in the amount of \$126,693.51; estimating revenue and appropriating the sum of \$126,693.51 to the General Grants Fund; and recognizing this ordinance as having an accelerated effective date.

**Rogers**

[241015](#) Sponsor: Councilmember Wes Rogers

Approving a time extension for the approved development schedule for the Brighton Village Master Planned Development Plan on approximately 23 acres generally located at the southwest corner of N. Brighton Avenue and N.E. Pleasant Valley Road by extending the commencement and completion dates by four years. (CD-CPC-2019-00172)

HELD IN COMMITTEE

**Director of City Planning & Development**

[240919](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 7 acres in District O-1 generally located at 12940 Wornall Road to allow for a residential mixed-use development. (CD-CPC-2024-00108)

**Director of City Planning & Development**

[240967](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 10.75 acres generally located west of Interstate 29 on N.W. Prairie View Road, between N.W. Cookingham Drive to the north and N.W. 112th Street to the south from District B3-3 to District M1-2 to allow for industrial uses. (CD-CPC-2024-00117)

**Director of City Planning & Development**

**240979** Sponsor: Director of City Planning and Development Department

Amending Chapter 74, Article VII, Code of Ordinances, by repealing Section 74-304 entitled "Reporting Requirements" and Section 74-305 entitled "Costs and Fines" and enacting in lieu thereof new sections of like number and subject matter to improve the transparency and reporting compliance of community improvement districts; and requiring already established CIDs to submit adopted bylaws with their next annual report.

**City Manager's Office**

**240990** Sponsor: City Manager's Office

Determining that the 9th & Central Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

**ADDITIONAL BUSINESS**

1. There may be a general discussion regarding current Neighborhood Planning and Development Committee issues.
2. Closed Session
  - Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
  - Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
  - Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
  - Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
  - Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
  - Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
  - Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.
3. Those who wish to comment on proposed ordinances can email written testimony to [public.testimony@kcmo.org](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 #: 241003**

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ORDINANCE NO. 241003

Sponsor: City Manager's Office

Determining that the 1200 Main/South Loop Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

WHEREAS, the 1200 Main/South Loop Tax Increment Financing Plan (the "Plan") was approved by the City Council on March 4, 2004 by Ordinance No. 040154; and

WHEREAS, Section 99.865.3 RSMo, provides that five-years after the establishment of a redevelopment plan, and every five year thereafter, the Council shall hold a public hearing regarding those redevelopment plans and projects created pursuant to Sections 99.800 to 99.866, RSMo, to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects, and

WHEREAS, after proper notice, the Council has held such public hearing, and received information on the progress of the Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Council hereby determines that the 1200 Main/South Loop Tax Increment Financing plan is making satisfactory progress under the proposed time schedule contained within the approved plan for completion of the projects therein.

..end

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Approved as to form:

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Emalea Black  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 241003

Submitted Department/Preparer: Please Select

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

Determining that the 1200 Main/South Loop Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

### Discussion

The original plan objective was to acquire, develop, construct, rehabilitate, and improve office space, parking garages, public improvements, streetscape, park development, residential development, retail development, as well as all necessary public infrastructure, appurtenances and utilities. The project Improvements were to consist of the acquisition and e=demolition of the vacant Jones Store Building, construction of retail/entertainment uses of approximately 325,000 to 450,000 sq. ft., construction of two office buildings containing approximately 450,000 to 650,000 sq. ft. and 250,000 to 300,000 sq. ft., renovation of Hotel President, construction of mixed development which will include resident, retail office, and open space uses, known as KC LIVE, and open space uses, construction of improvements parking. This TIF Plan also includes the development and construction of the H & R Bloch headquarters.

| TIF Plan Information          | Projected     | Actual-to-Date |
|-------------------------------|---------------|----------------|
| Number of Project Areas       | 13            | 14             |
| Projected Total Project Costs | \$920,000,000 | ---            |
| Total EATS Since Inception    | ----          | \$162,000,000  |
| Total PILOTS Since Inception  | ----          | \$ 45,000,000  |
| Total Disbursed to Date       | ----          | \$354,000,000* |
| Job Creation                  | 2,175         | 2,912          |
| Initial Assessed Value        | \$33,773,369  | \$113,000,000  |

\*Includes interest

## Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Tax Increment Financing & Private Funds
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)

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?  
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.

- Ensure quality, lasting development of new growth.
- Increase and support local workforce development and minority, women, and locally owned businesses.
- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
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## Prior Legislation

### 1200 Main/South Loop

|                      |                |        |          |
|----------------------|----------------|--------|----------|
|                      | Plan Approval  | 040154 | 3/4/04   |
| 1200 Main/South Loop | 1st Amendment  | 040738 | 7/8/04   |
|                      | 2nd            |        |          |
| 1200 Main/South Loop | Amendment      | 041244 | 11/9/04  |
| 1200 Main/South Loop | 3rd Amendment  | 051060 | 3/30/06  |
| 1200 Main/South Loop | 4th Amendment  | 051532 | 5/11/06  |
| 1200 Main/South Loop | 5th Amendment  | 070502 | 4/19/07  |
| 1200 Main/South Loop | 6th Amendment  | 070950 | 10/11/07 |
| 1200 Main/South Loop | 7th Amendment  | 071171 | 12/13/07 |
| 1200 Main/South Loop | 8th Amendment  | 140530 | 8/14/14  |
| 1200 Main/South Loop | 9th Amendment  | 170530 | 8/10/17  |
|                      | Project 1 KC   |        |          |
| 1200 Main/South Loop | Live           | 040155 | 12/13/07 |
|                      | Project 1A     |        |          |
| 1200 Main/South Loop | condos         | 071172 | 12/18/08 |
|                      | Project 1B     |        |          |
| 1200 Main/South Loop | condo/retail   | 070503 |          |
|                      | Project 1D     |        |          |
| 1200 Main/South Loop | condos         | 071173 | 12/18/08 |
|                      | Project 1E     |        |          |
| 1200 Main/South Loop | condos         | 071174 |          |
|                      | Project 1F     |        |          |
| 1200 Main/South Loop | condos         | 071175 |          |
| 1200 Main/South Loop | Project 1G     | 071176 |          |
|                      | Project 1H     |        |          |
|                      | Midland        |        |          |
| 1200 Main/South Loop | Theatre        | 071177 | 8/21/08  |
|                      | Project 2 H&R  |        |          |
| 1200 Main/South Loop | Block          | 040156 | 7/13/06  |
|                      | Project 3 Pres |        |          |
| 1200 Main/South Loop | Hotel          | 040157 | 12/1/05  |
| 1200 Main/South Loop | Project 4      | 040158 | 2/27/14  |



|                      |                                 |        |          |
|----------------------|---------------------------------|--------|----------|
| 1200 Main/South Loop | Project 5                       | 040159 | 2/27/14  |
| 1200 Main/South Loop | Project 6                       | 040160 | 2/27/14  |
|                      | Project 7 H&R Block             |        |          |
| 1200 Main/South Loop | Expansion                       | 040161 | 2/27/14  |
|                      | Project 8 Sprint Arena          |        |          |
| 1200 Main/South Loop | Project 9                       | 071178 |          |
| 1200 Main/South Loop | Project 10                      |        |          |
| 1200 Main/South Loop | Project 11                      |        |          |
| 1200 Main/South Loop | Project 12                      | 051528 | 4/21/16  |
| 1200 Main/South Loop | Project 12                      | 051410 |          |
|                      | Project 13 AMU (Boley Building) |        |          |
| 1200 Main/South Loop |                                 | 070948 | 10/11/07 |
|                      | Project 14                      |        |          |
| 1200 Main/South Loop | Town Pavilion?                  | 070949 | 12/18/08 |

**Service Level Impacts**

N/A

**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?  
Acknowledging the continued sustainability of the TIF Plan/Projects.
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 #: 241011**

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ORDINANCE NO. 241011

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 14 acres in District B2-2 generally located at N. Jefferson Street and N.W. Cookingham Drive to allow for a residential development. (CD-CPC-2024-00084)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B2-2 (Neighborhood Business 2 (Dash 2)) generally located at N. Jefferson Street and N.W. Cookingham Drive, and more specifically described as follows:

All that part of the South Half of the Southeast Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri, more particularly described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 12; thence North 89 degrees 42 minutes 16 seconds West, along the South line of the Southeast Quarter of said Section 12, a distance of 1308 feet, to a point on the Southerly extension of the East line of Tract "C" Tiffany Manor, 2nd Plat, a subdivision in Kansas City, Platte County, Missouri; thence North 0 degrees 24 minutes 40 seconds East along the East line and its extension of said Tract "C" and along the West line and its extension of Tract "A", Tiffany Manor, a subdivision in Kansas City, Platte County, Missouri, a distance of 535 feet, to the True Point of Beginning of subject tract; thence continuing North 0 degrees 24 minutes 40 seconds East, along the East line of said Tract "C" and along a line parallel to the East line of the Southeast Quarter of said Section 12, a distance of 428.64 feet, to the Northeast corner of said Tract "C"; thence North 89 degrees 46 minutes 28 seconds West, along the North line of said Tract "C", a distance of 10 feet to the Southeast corner of Tract 4, Tiffany Manor, 3rd Plat, a subdivision in Kansas City, Platte County, Missouri; thence North 0 degrees 24 minutes 40 seconds East along the East line of said Tiffany Manor, 3rd Plat, a distance of 355 feet to a point on the North line of the South Half of the Southeast Quarter of said Section 12, said point also being on the South line of Lot 14, Berry View Square – Third Plat, a subdivision in Kansas City, Platte County, Missouri; thence South 89 degrees 46 minutes 28 seconds East along the North line of the South Half of the Southeast Quarter of said Section 12 and along the South line and its extension of said Lot 14 and along the South line and its extension of Lots 13, 12 and 11, Berry View Square – Second

Plat, a subdivision in Kansas City, Platte County, Missouri, a distance of 882 feet; thence South 0 degrees 24 minutes 40 seconds West, along a line parallel to the East line of the Southeast Quarter of said Section 12, a distance of 660 feet to a point on the North line of said Tract "A"; thence North 89 degrees 46 minutes 28 seconds West, along the North line of said Tract "A" and along a line 660 feet South of and parallel to the North line of the South Half of the Southeast Quarter of said Section 12, a distance of 75 feet; thence South 60 degrees 54 minutes 18 seconds West, along the Northwesterly line of said Tract "A", a distance of 253.93 feet; thence North 89 degrees 42 minutes 16 seconds West along a line parallel to the South line of the Southeast Quarter of said Section 12, a distance of 576 feet to the True Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of- way.

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. The developer shall submit an affidavit, completed by 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.
5. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
6. 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.

7. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
8. That prior to recording of the final plat the developer shall secure approval of a project plan from the City Plan Commission for each private open space tract.
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 hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
11. A required Fire Department access road shall be an all- weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed) Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) 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) The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius (IFC2018: § 503.2.4) and shall provide fire lane signage on fire access drives.
12. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)
13. Address confirmation needs to be shown on elevations prior to final approval. The address labeling should be large enough to be viewed of the roadway and should not blend in with building materials.
14. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
15. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

16. Prior to release of the final plat, the applicant shall submit a separate final plan detailing the amenities to be provided in the tract areas to satisfy the parkland dedication requirement.
17. 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.
18. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts prior to recording the plat.
19. The developer shall submit a detailed micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved macro study on file with the City and with current adopted standards in effect at the time of submission, including water quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site and the developer shall construct any other improvements as required by the Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
20. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
21. 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.
22. 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.
23. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR). and secure a site disturbance permit

for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

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 integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
26. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
27. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
28. No water service line will be less than 1-1/2" in diameter where three or more units or a commercial building will be served by one domestic service line and meter.
29. No water service tap permits will be issued until the public water main is released for taps.
30. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
31. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.

32. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines six inches and larger, or that have private fire hydrants connected to them.
33. The proposed public water mains and public fire hydrants shall be designed and under contract (permitted) by the Kansas City Water Services Department following the Kansas City Water Services Department rules and regulations prior to issuance of a building permit.
34. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Kansas City Water Services Department, prior to issuance of any stream buffer permits.
35. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
36. 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.
37. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
38. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with Section 88-415 requirements.
39. The developer shall provide acceptable easements for any deep sewers where proposed fill is added or where the sewer will be further obstructed by surface improvements and that a structural analysis be provided to confirm adequate structural integrity for the proposed loading conditions of this plan, and secure permits and provide City approved, executed, and recorded easement prior to adding fill or constructing surface obstructions as required by the Kansas City Water Services Department. As built drawings shall be provided to document the new depth of the sewers caused by placement of additional fill.

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



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

..end

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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 #: 241011

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

A request to approve a residential development in district B2-2 on about 14 acres generally located at N. Jefferson Street and NW Cookingham Drive.

### Discussion

The applicant is proposing to construct 121 residential units on two lots directly south of NW Cookingham Drive. The proposed building types will consist of eight-plex, six-plex, four-plex and five-unit ranch townhomes. N. Jefferson Street is a public street that runs north-south which connects NW Cookingham Drive to an existing single family (detached homes) community. The applicant will construct public sidewalks along both sides of N. Jefferson Street and internal sidewalks on the private streets to serve the future units. The applicant is continuing to coordinate with Public Works to determine if the units facing N. Jefferson Street will be eligible for city trash and recycling service.

The applicant conducted the required public engagement on July 16, 2024.

Staff recommended Approval with Conditions. Three citizens testified at the August 21, 2024 hearing in opposition to the proposed development, primarily voicing concerns about vehicular traffic. The City Plan Commission voted 6-0 to recommend 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 a zoning ordinance.
3. How does the legislation affect the current fiscal year?  
Not applicable, as this is a zoning ordinance.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable, as this is a zoning ordinance.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
The proposed development could lead to increased population, which may impact the local tax base.

**Office of Management and Budget Review**  
(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

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

## Citywide Business Plan (CWBP) Impact

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

## Prior Legislation

In 1993, the site was previously approved for a retail development. The project never came to fruition.

## Service Level Impacts

Staff does not anticipate service level impact from the proposed development.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No potential health impacts have been identified.
2. How have those groups been engaged and involved in the development of this ordinance?  
The applicant held the required public engagement on July 16, 2024.
3. How does this legislation contribute to a sustainable Kansas City?  
No sustainable contributions have been identified for the proposed project.
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 121 dwelling units

Number of Affordable Units [Click or tap here to enter text.](#)

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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



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**File #: 241012**

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ORDINANCE NO. 241012

Sponsor: City Manager's Office

Accepting and approving a \$5,000,000.00 grant award from the Missouri Department of Natural Resources, passed through from the federal Treasury Department as part of the American Rescue Plan Act of 2021, to fund riparian restoration along the Blue River; estimating revenue and appropriating funds; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, Congress passed the American Rescue Plan Act of 2021, a \$1.9 trillion economic stimulus bill designed to speed up the American economic recovery after the impacts of the COVID-19 pandemic and the co-occurring recession, of which Missouri received approximately \$2.7 billion in State Fiscal Recovery Funds for a variety of approved grant programs; and

WHEREAS, the Missouri Department of Natural Resources is administering a variety of said grant programs for initiatives such as support for public health expenditures, addressing negative economic impacts caused by COVID-19, replacing lost public sector revenue, and investing in water, sewer, and broadband infrastructure; and

WHEREAS, the proposed project will restore 200 – 250 acres of riparian zone along the Blue River, adding to green infrastructure previously implemented by the Smart Sewer Program in the Blue River Basin, improving channel stability, reducing peak velocities during storm events, providing water quality benefits for nonpoint source pollution, and benefiting surrounding communities by reducing the impacts of flooding during storm events; and

WHEREAS, the proposed project aligns with all the strategies laid out in the Natural Systems section of the City's 2022 Climate Protection & Resiliency Plan, including expanding the network of trees and natural areas, promoting regenerative, ecologically healthy soils and landscapes, promoting sustainable water supply and use, and using natural systems to manage stormwater runoff and will therefore help the City to reduce greenhouse gas emissions and meet the goals outlined in the Climate Protection & Resiliency Plan including carbon neutrality by 2040; and

WHEREAS, the City of Kansas City, Missouri was awarded \$5,000,000.00 through the Missouri Department of Natural Resource's American Rescue Plan Act Stormwater Infrastructure Grant Program; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is authorized to accept a \$5,000,000.00 grant from the Missouri Department of Natural Resources, American Rescue Plan Act Stormwater Infrastructure Grant Program for Riparian Restoration along the Blue River.

Section 2. That the City Manager is authorized to execute a grant agreement with the Missouri Department of Natural Resources to govern the administration of the grant. A copy of the grant agreement is on file in the Office of the City Manager and is approved in substantial form.

Section 3. That revenue in the amount of \$5,000,000.00 is hereby estimated in the following account of the General Grants Fund:

|                                  |                        |                |
|----------------------------------|------------------------|----------------|
| 25-2580-100001-471525-G10DNRARPA | DNR ARPA Grant Program | \$5,000,000.00 |
|----------------------------------|------------------------|----------------|

Section 4. That the sum of \$5,000,000.00 is hereby appropriated from the Unappropriated Fund Balance of the General Grants Fund to the following accounts:

|                              |                        |                |
|------------------------------|------------------------|----------------|
| 25-2580-105806-B- G10DNRARPA | DNR ARPA Grant Program | \$5,000,000.00 |
|------------------------------|------------------------|----------------|

Section 5. That the City Manager is designated as requisitioning authority for 25-2580-105806-B-G10DNRARPA.

Section 6. 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 Section 503, City Charter.  
..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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Tammy L. Queen  
Director of Finance

Approved as to form:

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Andrew Bonkowski  
Assistant City Attorney







# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 241012

Submitted Department/Preparer: City Manager's Office

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 and approving a \$5,000,000.00 grant award from the Missouri Department of Natural Resources, passed through from the federal Treasury Department as part of the American Rescue Plan Act of 2021, to fund riparian restoration along the Blue River; estimating and appropriating \$5,000,000.00 in the General Grants Fund (2580); and recognizing this ordinance as having an accelerated effective date.

### Discussion

In 2021 Congress passed the American Rescue Plan Act (ARPA), a \$1.9 trillion economic stimulus bill designed to speed up the American economic recovery after the impacts of the COVID-19 pandemic and the co-occurring recession. Within specific categories such as support for public health expenditures, addressing negative economic impacts caused by COVID-19, replacing lost public sector revenue, and investing in water, sewer, and broadband infrastructure, states and local governments have flexibility to decide how best to use their funding to meet the needs of their communities. As part of ARPA, Missouri received approximately \$2.7 billion in State Fiscal Recovery Funds for a variety of approved grant programs.

In the spring of 2022, the Kansas City Parks & Recreation Department (KCPRD) was approached by four local nonprofit organizations with a grant proposal under the state's ARPA Stormwater Infrastructure Grant. This program is administered by the Missouri Department of Natural Resources (MDNR) using ARPA funds for projects requiring necessary stormwater infrastructure improvements. KCPRD worked closely with the nonprofit partners to fine-tune the proposal and submitted it in the summer of 2022. The final proposal seeks to restore 200-250 acres of riparian habitat along the Blue River, improve green infrastructure in three nodes along the Blue River corridor, and plant 2,000-2,500 trees along the corridor. This project will span across Council Districts 3, 5, and 6. In the fall of 2022, the City found out it was selected for an award of \$5,000,000.00 for its project proposal.

Due to bandwidth issues within KCPRD, the project was transferred to the Office of Environmental Quality in the Spring of 2024 to administer as the overall project closely aligns with a number of strategies and actions in the City's 2022 Climate Protection &

Resiliency Plan (CPRP). Nearly all the strategies under the Natural Systems section of the CPRP apply: N-1 Expand the network of trees and natural areas; N-2 Promote regenerative, ecologically healthy soils and landscapes; N-3 Promote sustainable water supply and use; and N-4 Use natural systems to manage stormwater runoff. Therefore, OEQ has been working with MDNR to complete the necessary paperwork to obligate the funds and accept the grant award as required by the statutory deadline of December 31, 2024.

## Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
The funds are coming from the Department of the Treasury, passed through the Missouri Department of Natural Resources and into the General Grants Fund (2580).  
25-2580-105806-B- G10DNRARPA      DNR ARPA Grant Program  
\$5,000,000.00
3. How does the legislation affect the current fiscal year?  
This legislation estimates revenue and appropriates a grant award in the current fiscal year. This is additional grant funding for riparian restoration along the Blue River.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
The award amount of \$5,000,000.00 will be distributed once. However, because the grant cycle goes through December 31, 2026, the funds will carry over into the next two Fiscal Years, 25-26 and 26-27.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Yes, these funds are being received from an outside grant award and they are leveraging outside funding. Additionally, conducting the riparian restoration along the Blue River should help to reduce flooding during storm events and increase the area's resilience to heat by reducing the urban heat island effect, both of which would provide a return on investment.

### 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 estimates revenue sufficient to cover the additional appropriation.

**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.
  - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
  - Build on existing strengths while developing a comprehensive transportation plan for the future.
  - Develop environmentally sustainable infrastructure 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**

A number of other ordinances have addressed projects using ARPA funds, including 240092 and 240553, however none of have touch on this specific project or award.

Adding this here for additional context: prior to applying to the application solicitation, KCPRD sought approval from the Board of Parks and Recreation Commissioners to apply for this award. That was provided through the Parks Board Resolution #31984 on July 6, 2022. Additionally, as part of the paperwork necessary to accept the award, OEQ sought approval from the Parks Board to enter into a Memorandum of Understanding with the Jackson County Parks and Recreation Department, as some of the work will be done on County property. That was approved through Resolution #32663 on October 8, 2024.

**Service Level Impacts**

The project will restore 200 – 250 acres of riparian zone along the Blue River. The green infrastructure enhancements and riparian restoration will improve channel stability, reduce peak velocities during storm events, and provide water quality benefits for nonpoint source pollution – all of which will benefit surrounding communities by reducing the impacts of flooding during storm events. In addition, the enhancements will add to green infrastructure previously implemented by the Smart Sewer Program in the Blue River basin under Kansas City's Consent Decree, addressing critical combined sewer water quality issues for residents. Importantly, riparian restoration will also help reduce flood flows and pollutant loads from upstream areas in Kansas that are beyond the scope of the City's Smart Sewer and Consent Decree activities.

Additionally, the project is adjacent to HUD Qualified Census Tracts (QCTs), particularly the northern section, which is entirely encompassed by QCTs. In fact, low-income households are isolated and highly concentrated in six Kansas City zip codes, four of which are addressed by this project. This will therefore enhance equitable access to nature. Riparian restoration and native plant demonstration gardens will help generate recreation opportunities in both planned and grassroots ways along the Blue River Greenway.

Finally, as part of the project, contractors will be working with communities surrounding the project area to provide educational opportunities about the benefits of green infrastructure. Both trees and native plants will be provided to interested citizens and consultations with Nature Advisors will help interested residents determine the best locations and species of native plants for their properties.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Reducing the impacts of flooding during storm events could have an impact on affected groups by reducing the mold and mildew build-up due to standing water, thus improving air quality in homes with regular flooding. Water quality will be improved as less sewer overflows will be diverted to the river during storm events if we are not overloading the combined sewer water system. Additionally, increased tree canopy and native plants will ultimately help reduce the urban heat island effect and the local impacts of climate change. This will improve public health in our City by reducing the impact of heat-related health issues caused by climate change. Finally, it has been shown that access to natural spaces improves mental health. As we are in a national mental health crisis, increasing access to natural areas will provide the public with more ways of combatting these issues.
2. How have those groups been engaged and involved in the development of this ordinance?  
Residents were not directly engaged in the development of the project proposal. However, the proposal was built off the strategies listed in the City's CPRP, which

was heavily influenced by public outreach and feedback during its development in 2022.

3. How does this legislation contribute to a sustainable Kansas City?  
As stated throughout the Docket Memo, this is ultimately a sustainability project. While it is a stormwater infrastructure project, it largely contributes to a more sustainable Kansas City as it aligns with all the strategies laid out in the Natural Systems section of the City's Climate Protection & Resiliency Plan.
  1. N-1: It will expand our network of trees and natural areas, thus helping to increase the City's urban forest/canopy, reduce the urban heat island effect, and increase the effectiveness of pervious land areas for water absorption.
  2. N-2: It will promote regenerative, ecologically healthy soils and landscapes by removing invasive species and replacing them with native plants that will better support the local ecosystem of plants and animals.
  3. N-3: It will promote sustainable water supply and use by planting natives that don't require additional watering and that help filter non-point source pollution so that less processing is needed further down the chain.
  4. N-4: It will use natural systems to manage stormwater runoff by providing natural sinks that help to soak up water during storm events, sending less to the combined sewer system which reduces the chance of overflows and the need for increased wastewater processing downstream.

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

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

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

Please provide reasoning why not:

This ordinance is simply to accept, approve, and appropriate grant funds.

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 #: 241014**

ORDINANCE NO. 241014

Sponsor: City Manager’s Office

Authorizing acceptance from the Missouri Emergency Management Agency of grant funds from the Fiscal Year 2024 Emergency Management Performance Grant in the amount of \$126,693.51; estimating revenue and appropriating the sum of \$126,693.51 to the General Grants Fund; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the Emergency Management Performance Grant is a 50/50 cost share for administrative expenses and includes a requirement to expend at least 25% on planning activities; and

WHEREAS, these funds will be used to offset emergency management staff salaries, maintenance of the tornado outdoor warning sirens, and eligible equipment for Emergency Operations Center operations related to training and planning purposes, and other expenses determined eligible under the grant requirements; and

WHEREAS, the City match of \$126,693.53 will come from existing appropriations for the operating budget of Emergency Operations Center in account string 1000-105430-A-G10EMPG24; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby authorized to accept grant funds from the Missouri State Emergency Management Agency for the FY24 Emergency Management Performance Grant (EMPG) in the amount of \$126,693.51.

Section 2. That revenue in the General Grants Fund is hereby estimated in the following amount:

|                                 |   |              |
|---------------------------------|---|--------------|
| 25-2580-100001-471970-G10EMPG24 | Emergency Management<br>Performance Grant | \$126,693.51 |
|---------------------------------|---|--------------|

Section 3. That the sum of \$126,693.51 is hereby appropriated from the Unappropriated Fund Balance of the General Grants Fund to the following account:

|                            |   |              |
|----------------------------|---|--------------|
| 25-2580-105430-A-G10EMPG24 | Emergency Management<br>Performance Grant | \$126,693.51 |
|----------------------------|---|--------------|

Section 4. That the City Manager is hereby designated as requisitioning authority for Account No. 25-2580-105430-A-G13EMPG24 and 25-1000-105430-A-G10EMPG24.

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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Tammy L. Queen  
Director of Finance

Approved as to form:

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Alan Holtkamp  
Senior Associate City Attorney





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: TMP - 4947

Submitted Department/Preparer: City Manager's Office

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

Acceptance of the FY24 Emergency Management Performance Grant (FEMA) funds from the Missouri Emergency Management Agency (SEMA) in the amount of \$126,693.51.

### Discussion

The EMPG is a 50/50 cost share for the administrative expenses and includes a requirement to expend 25% on planning activities. We receive this grant award each year. These funds will be used to offset emergency management staff salaries, maintenance of tornado outdoor warning sirens, and/or eligible supplies for the Emergency Operations Center (EOC) operations and planning purposes, and other expenses determined eligible under the grant requirements. The City match of 50% will come from existing appropriations for the operating budget of the EOC and are reflected in the Fiscal Impact section.

The FY24 EMPG funds from SEMA consist of \$126,693.51 for salary costs of 4 of the EOC staff. The City is required to match this amount for the cost share. The City's share will come from the existing appropriations for the operating budget of the EOC.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Revenue: 25-2580-100001-471970-G10EMPG24 \$126,693.51  
Unappropriated Fund Balance to the General Grant Fund 25-2580-105430-A-G10EMPG24 \$126,693.51
3. How does the legislation affect the current fiscal year?  
This is an annual grant we receive and is budgeted for each 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 has no fiscal impact in future years.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
The revenue this grant generates is 50% of 4 of the EOC staff's salary.

**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 estimates sufficient revenue for the additional appropriation.

## 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

Most recent legislation is for FY23 EMPG: Ordinance# 230921

## Service Level Impacts

The EMPG will impact service levels of EOC staff and City by partially funding and supporting the continued mission of the Emergency Management Office in preparing for, responding to, and recovering from disasters and significant planned events.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
The FY24 EMPG has no potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable.
3. How does this legislation contribute to a sustainable Kansas City?  
The continued funding of the EMPG each year supports the work of the EOC staff to engage in preparedness outreach to the communities as well as city staff members and public support safety and security
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)
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, no subcontracts will be administered

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

No(Press tab after selecting)

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 #: 241015**

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ORDINANCE NO. 241015

Sponsor: Councilmember Wes Rogers

Approving a time extension for the approved development schedule for the Brighton Village Master Planned Development Plan on approximately 23 acres generally located at the southwest corner of N. Brighton Avenue and N.E. Pleasant Valley Road by extending the commencement and completion dates by four years. (CD-CPC-2019-00172)

WHEREAS, a Master Planned Development Plan was approved by passage of Ordinance No. 150519 for a mixed use development plan consisting of commercial uses and multi-family residential uses, said plan is known as the Brighton Village MPD Plan and the approximately 23 acre tract of land generally located at the southwest corner of N. Brighton Avenue and N.E. Pleasant Valley Road was rezoned to zoning district MPD at the time of the approval of the Brighton Village MPD Plan; and

WHEREAS, said MPD Plan contained a projected development schedule of commencement of the development during the years 2015-2019 and completion during the years 2020-2025; and

WHEREAS, said development schedule was amended in 2019 by the City Council through passage of Ordinance No. 190805 whereby the commencement date was changed to the years 2020-2024 and the completion date was changed to the years 2025-2029; and

WHEREAS, commencement of the MPD Plan has not commenced due to a number of conditions, including the delay in the completion of the N. Brighton Avenue and Pleasant Valley Road Improvement Project and due to market conditions; and

WHEREAS, Curry Investment Company, the developer of the Brighton Village MPD Plan, has requested an extension of the development schedule by requesting extension of the commencement and completion dates by changing the commencement date to the years 2025-2029 and the completion date to 2028-2032 pursuant to Section 88-520-03-H of the Zoning and Development Code; and

WHEREAS, the Council desires to provide the requested extension of time for commencement and completion dates for the Brighton Village MPD Plan, NOW THEREFORE:

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

Section A. That a time extension of the approved development schedule for the Brighton Village Master Planned Development Plan on approximately 23 acres generally located at the southwest corner of N. Brighton Avenue and N.E. Pleasant Valley Road by extending the commencement and completion dates to change the commencement date to 2025-2029 and the completion date to 2028-2032 is hereby approved.

Section B. That the Council finds and declares that before taking any action on the proposed ordinance hereinabove, this matter was considered by the City Plan Commission.

..end

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I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was considered by the City Plan Commission.

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Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 241015

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving a time extension for the approved development schedule for the Brighton Village Master Planned Development Plan on approximately 23 acres generally located at the southwest corner of N. Brighton Avenue and N.E. Pleasant Valley Road by extending the commencement and completion dates by four years. (CD-CPC-2019-00172)

### Discussion

This ordinance would grant a time extension to the approved development schedule for the Brighton Village Master Planned Development, by extending the commencement date to 2025-2029 and the completion date to 2028-2032.

The approved Brighton Village Master Planned Development (MPD) allows for an approximately 85,870 square foot commercial development and a 210-unit multi-family residential development. The Development Plan layout and uses are not changing with this request. The Brighton Village MPD plan was approved by Ordinance 150519 on July 9, 2015. The plan originally proposed a commencement date during years 2015-2019, with completion to occur 2020-2025. An extension of time was approved by the City Council in 2019 which changed the commencement date to 2024 and the completion date to 2029. The applicant is requesting to change the commencement date to the years 2025-2029 and the completion date to the years 2028-2032. The applicant cites market conditions as the reason for the delay.

Staff recommended approval of the time extension. There was no public testimony. CPC voted unanimously to recommend approval.

### Fiscal Impact

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

2. What is the funding source?  
This ordinance has no fiscal impact.
3. How does the legislation affect the current fiscal year?  
This ordinance has 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.  
This ordinance has no fiscal impact.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This ordinance has no fiscal impact.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

No account string to verify as 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 housing, and improve resident wellbeing and cultural diversity.
  - Maintain and increase affordable housing supply to meet the demands of a diverse population.
  - Address the various needs of the City's most vulnerable population by working to reduce disparities.



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

## **Prior Legislation**

Ordinance No. 150519 - Approved 07/09/2015. Rezoned approximately 23 acres from Districts B2-2 and R-80 to District MPD and approved an MPD preliminary development plan for commercial uses and multifamily residential uses. (10053-MPD-8)

Ordinance No. 190805 - Approved 10/10/2019. Approved a time extension for the approved development schedule for the Brighton Village Master Planned Development Plan by extending the commencement and completion dates by four years. (CD-CPC-2019-00172)

## **Service Level Impacts**

Not applicable as this is a time extension request for a previously approved Master Planned Development.

## **Other Impacts**

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is a time extension request for a previously approved Master Planned Development.
  
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is a time extension request for a previously approved Master Planned Development.
  
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is a time extension request for a previously approved Master Planned Development.

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 #: 240919**

ORDINANCE NO. 240919

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 7 acres in District O-1 generally located at 12940 Wornall Road to allow for a residential mixed-use development. (CD-CPC-2024-00108)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District O-1 generally located at 12940 Wornall Road, and more specifically described as follows:

A tract of land situate in the Township of Kaw, Sections 17 & 18, Township 47 North, Range 33 West, Jackson County, Mississippi, known as being Tracts 1, 2, 3, 4, and 5 of the Blue Hills Retirement Center as shown on Document No. K709805 in Plat Book 36, Page 72, and being further bounded and described as follows: Beginning at an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560" at the intersection of Aylett Rutherford and Eustler LS 1560" at the intersection of at the intersection of the North right-of-way of Blue Ridge Boulevard (a public right-of-way) and the West right-of-way of Wornall Road (a public right-of-way), said point being located N 42°51'36" W, 72.93' from 1/2" iron rebar marking the Southeast Corner of the Southwest 1/4 of the Southwest 1/4 of section 17; thence along the North right-of-way of Blue Ridge Boulevard, N 85°45'12" W, for a distance of 1351.33' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; thence leaving said right-of-way along the KS LS-776 SK&W MO LS-2057"; thence leaving said right-of-way along the; thence leaving said right-of-way along the Blue Hills South Subdivision (Book 33, Page 92) N 36°16'32" E, for a distance of 130.95' to an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560"; thence N 48°55'44" E, for a distance Aylett Rutherford and Eustler LS 1560"; thence N 48°55'44" E, for a distance; thence N 48°55'44" E, for a distance of 284.58' to a 3/8" iron rebar; thence N 55°20'46" E, for a distance of 274.48' to a 1/2" iron rebar iron rebar; thence N 55°20'46" E, for a distance of 274.48' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; thence N 01°07'39" E, for a distance of 154.13' to a point; KS LS-776 SK&W MO LS-2057"; thence N 01°07'39" E, for a distance of 154.13' to a point; thence N 01°07'39" E, for a distance of 154.13' to a point; thence N 53°58'14" E, for a distance of 133.50' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO KS LS-776 SK&W MO LS-2057"; thence along the land conveyed to Blue Hills Country Club, S 34°51'38" E, for a distance of; thence

along the land conveyed to Blue Hills Country Club, S 34°51'38" E, for a distance of 264.25' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; thence S 85°35'33" E, for a KS LS-776 SK&W MO LS-2057"; thence S 85°35'33" E, for a; thence S 85°35'33" E, for a distance of 599.91' to an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560"; thence Aylett Rutherford and Eustler LS 1560"; thence; thence along the West right-of-way of Wornall Road S 03°21'07" W, for a distance of 519.25' to the point of beginning.

Containing 614,467 square feet (14.106 acres) of land, more or less, as surveyed by Timothy Leigh Fish, LS No. 2018005041 in August of 2023, for and on behalf of Millman Surveying, Inc. d.b.a. CBRE Land Surveying.

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
5. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
6. The developer shall combine Tracts 1-4 (500 W. Blue Ridge Boulevard, 450 Blue Ridge Boulevard, and 12940 Wornall Road) by General Warranty Deed and record with the county prior to a certificate of occupancy. A copy of the deed should be sent to [lotmapping@kcmo.org](mailto:lotmapping@kcmo.org) upon completion of recording.
7. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

8. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
9. 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)
10. Fire Protection Systems shall be modified to fit the new plan.
11. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3). Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5). 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) and shall provide fire lane signage on fire access drives. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
12. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus (i.e., cul-de-sac, hammerhead Appendix D). (IFC-2018: § 503.2.5)
13. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
14. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
15. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
16. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way

17. 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.
18. 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.
19. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
20. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
21. Water/sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
22. All onsite water mains and fire hydrants shall be private.
23. The developer shall provide a storm drainage letter indicating that the total disturbed area for this project is less than 10,000 square feet and request an exception for the storm water management requirements for the site.
24. The developer shall work with the Kansas City Water Services Department to provide an indemnification agreement for the portion of the public sanitary sewer that is currently located beneath existing buildings prior to the issuance of any building permits.
25. The developer shall provide a signed and sealed letter from a Missouri professional engineer to request an exception to the City's stream buffer ordinance based on the current condition of the site and previous development prior to the adoption of the stream buffer ordinance.

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

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

..end

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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 #: 240919

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving a development plan on about 7 acres to allow for a residential mixed-use development in District O-1 generally located at 12940 Wornall Road. (CD-CPC-2024-00108)

### Discussion

This development plan proposes the reuse of 3 existing buildings from a skilled nursing facility into 133 residential dwelling units and 594 square feet of commercial space. The buildings have been vacant for the last few years and the developer is proposing to change the use to multi-unit apartment buildings.

The site is not expected to change, except for remodeling of the buildings. 138 parking spaces are provided.

The CPC received written testimony, primarily concerned about existing traffic issues. The anticipated traffic for the proposed development wasn't enough to require a traffic impact study by Public Works.

CPC voted to recommend 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 a zoning ordinance authorizing physical development of a property by a private developer.
3. How does the legislation affect the current fiscal year?



Not applicable as this is a zoning ordinance authorizing physical development of a property by a private developer.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
There are no public improvements with the propose ordinance; therefore, there is not anticipated future fiscal impact on the City.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This ordinance authorizes physical development of the subject property, which may generate revenue.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

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

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
  - Ensure quality, lasting development of new growth.
  - Increase and support local workforce development and minority, women, and locally owned businesses.
  - Create a solutions-oriented culture to foster a more welcoming business environment.

- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- 

## Prior Legislation

CD-CPC-2021-00068 - Ordinance 210552 - Approving a rezoning without plan from R-7.5 (Residential 7.5) to O (Office) to allow the change of use of an existing building from residential to a hospital along with renovation and expansion work on about 14.178 acres generally located at the northwest corner of W. Blue Ridge Boulevard and Wornall Road. Approved 7/27/2021

CD-SUP-2021-00022 - A request to approve a Special Use Permit to allow the change of use of an existing building from residential to a hospital along with renovation and expansion work on about 14.178 acres generally located at the northwest corner of W. Blue Ridge Boulevard and Wornall Road. Expired 7/13/2024

## Service Level Impacts

No impact expected.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?  
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?  
This ordinance will authorize 133 new residential units, providing housing in the city.
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 133

Number of Affordable Units unknown

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

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

Please provide reasoning why not:

Private development project.

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



**File #: 240967**

ORDINANCE NO. 240967

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 10.75 acres generally located west of Interstate 29 on N.W. Prairie View Road, between N.W. Cookingham Drive to the north and N.W. 112th Street to the south from District B3-3 to District M1-2 to allow for industrial uses. (CD-CPC-2024-00117)

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-1453, rezoning an area of about 10.75 acres generally located west of Interstate 29 on N.W. Prairie View Road, between N.W. Cookingham Drive to the north and N.W. 112th Street to the south from District B3-3 (Commercial) to District M1-2 (Manufacturing) said section to read as follows:

Section 88-20A-1453. That an area legally described as:

Platte Gardens Tract 1 & Thrifty Rent A Car Center Lot 1.

is hereby rezoned from District B3-3 (Commercial) to District M1-2 (Manufacturing), all as shown outlined on a map marked Section 88-20A-1453, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Sara Copeland, FAICP

Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240967

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving a rezoning without plan from district B3-3 (Commercial) to M1-2 (Manufacturing) on about 10.75 acres generally located west of Interstate 29 on NW Prairie View Road, between NW Cookingham Drive to the north and NW 112th Street to the south. (CD-CPC-2024-00117)

### Discussion

The applicant is requesting approval of a rezoning without plan from B3-3 to M1-2. The surrounding properties are used commercially or are currently undeveloped, and are zoned KCIA and B3-3, which are mainly commercial districts. The subject property is well suited for the uses of the B-3 district, the use and zoning of the surrounding properties are similar and the proximity of the site to the airport supports the use. The KCI Area Plan recommends Commercial/Industrial uses for this location.

The applicant does not have specific plans for the property at this time. The proposed zoning district will allow for potential manufacturing uses, however the low intensity of the proposed zoning district provides safety measures and requires entitlement for uses that might raise concerns for the wider community.

Public engagement as required by the Zoning and Development Code was completed on 10/04/2024; no one attended the neighborhood meeting. The application was heard at the 10/16/2024 City Plan Commission. No public comment was given at the meeting. The Commissioners voted to recommend approval without conditions.

### Fiscal Impact

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

Not applicable as this is a zoning ordinance authorizing the rezoning of a property for future development.

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

Not applicable as this is a zoning ordinance authorizing the rezoning of a property for future development.

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

Not applicable as this is a zoning ordinance authorizing the rezoning of a property for future development.

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

Not applicable as this is a zoning ordinance authorizing the rezoning of a property for future development.

### **Office of Management and Budget Review**

(OMB Staff will complete this section.)

- |   |                              |  |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

### **Additional Discussion (if needed)**

No account string to verify as 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):
  - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
  - Ensure quality, lasting development of new growth.

- Increase and support local workforce development and minority, women, and locally owned businesses.
- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- 

## Prior Legislation

None.

## Service Level Impacts

No service level impacts expected.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is a zoning ordinance authorizing the rezoning of a property for future development
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is a zoning ordinance authorizing the rezoning of a property for future development. Public engagement is required for rezoning requests, the applicant held a public engagement meeting in compliance with the Zoning and Development Code on 10/04/2024.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is a zoning ordinance authorizing the rezoning of a property for future development.
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:

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)



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**File #: 240979**

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ORDINANCE NO. 240979

Sponsor: Director of City Planning and Development Department

Amending Chapter 74, Article VII, Code of Ordinances, by repealing Section 74-304 entitled “Reporting Requirements” and Section 74-305 entitled “Costs and Fines” and enacting in lieu thereof new sections of like number and subject matter to improve the transparency and reporting compliance of community improvement districts; and requiring already established CIDs to submit adopted bylaws with their next annual report.

WHEREAS, this ordinance implements recommendations of City staff presented to Council in the annual Community Improvement District report to improve the transparency and reporting compliance of community improvement districts; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 74, Article VII, Code of Ordinances of Kansas City, Missouri, is hereby amended by repealing Sections 74-304 and 74-305, and enacting in lieu thereof new sections of like number and subject matter, to read as follows:

**Sec. 74-304. Reporting Requirements.**

(a) Annual reports and proposed annual budgets submitted to the City as required by Section 67.1471, RSMo., shall, among other things, provide a detailed breakdown of the CID revenue used or to be used toward public infrastructure improvements, exterior improvements, interior improvements, and other improvements and services.

- (1) Annual reports shall also include the name, term start and expiration dates, and contact information of each current board member to be entered into the City’s board and commissions electronic database.
- (2) Annual reports shall also include a copy of any bylaws adopted during the applicable fiscal year, including revisions to existing bylaws.

(b) The City Clerk shall notify the City Council by communications to be included on the City Council’s agenda each time a CID files its proposed annual budget and annual report with the City Clerk.

(c) City staff shall submit to the City Council, or through one of its committees, on or around November 1 of each year a report indicating the degree of compliance of all CIDs related to their submission of proposed annual budgets and annual reports within the time limits required by Section 67.1471, RSMo., whether the work performed conformed to previously submitted budgets, and whether the CID adhered to the terms of its cooperative agreement with the City. At the time of this report's presentation, a representative of each CID will be given the opportunity to provide a brief report on its activities.

**Sec. 74-305. Costs and Fines.**

(a) *Costs.*

(1) *Annual reimbursement.* Within 30 days of the receipt of an invoice from the City, each CID shall reimburse the City for the reasonable and actual expenses incurred by the City to:

- a. Review budgets and reports of the CID required to be submitted to the City annually and report to City Council regarding such review.
- b. Review and approve the petition of a CID.
- c. Review and approve the amended petition of an existing CID.

(2) *Annual reimbursement amount.*

- a. For a CID established pursuant to this article, the initial reimbursement amount shall be no less than \$1,000.00 nor exceed \$1,500.00 except, however, no reimbursement amount shall exceed one and one-half percent (1.5%) of the revenues collected by the CID in the preceding year.
- b. For a CID whose reimbursement amount is only for review of annual submissions, the reimbursement amount shall be no less than \$500.00 nor exceed \$1,000.00 except, however, no reimbursement amount shall exceed one and one-half percent (1.5%) of the revenues collected by the CID in the preceding year.
- c. For an existing CID that amends its petition, the initial reimbursement amount after such amendment shall be no less than \$750.00 nor exceed \$1,250.00 except, however, no reimbursement amount shall exceed one and one-half percent (1.5%) of the revenues collected by the CID in the preceding year.

(3) *Termination hearing notices.* A CID that petitions to terminate prior to the expiration of its term shall reimburse the City for the costs incurred for the publishing and mailing of the notices for the public hearing required by Section 67.1481, RSMo.

(b) *Fines.* Any CID that fails to submit its proposed annual budgets and annual reports within the timeframe required by Section 67.1471, RSMo., shall be subject to a fine of \$1,000 for every thirty (30) days delinquent, up to a maximum total fine of \$3,000.

(1) *Administrative citation.*

- a. Upon a violation, the City Manager or their designee may issue an administrative citation that includes the name of the CID, a description of the violation, the amount of the fine, and notice of the appeal process.
- b. A CID must request an administrative hearing to appeal an administrative citation within 20 days of the issuance of said administrative citation.
- c. Payment of the administrative citation shall be made within 20 days unless a hearing is requested within the 20-day period.

(2) *Administrative hearing.*

- a. The City Manager or their designee shall designate a hearing officer to hear appeals of the administrative citation.
- b. The hearing shall occur pursuant to rules prescribed by the City Manager or their designee.
- c. After considering all the testimony and evidence submitted at the hearing, the hearing officer shall issue a written decision to uphold or cancel the administrative citation with reasons for such action. The decision of the hearing officer shall be final without any further right of administrative appeal other than as provided in chapter 536, RSMo.

(c) *Ineligibility.* Any CID with unpaid costs or fines pursuant to this section may be deemed by the City Manager or their designee to be ineligible to:

- (1) Amend its petition, including the extension of its term; and
- (2) Enter into new City contracts.

Section 2. That any Community Improvement District established by Council prior to the adoption of this ordinance must submit any current, adopted bylaws with their next annual report to the City.

..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 #: 240979

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Amending Chapter 74, Article VII, Code of Ordinances, by repealing Section 74-304 entitled "Reporting Requirements" and Section 74-305 entitled "Costs and Fines" and enacting in lieu thereof new sections of like number and subject matter to improve the transparency and reporting compliance of community improvement districts; and requiring already established CIDs to submit adopted bylaws with their next annual report.

### Discussion

This ordinance will revise sections of the City's Community Improvement District (CID) regulations. There will be four changes enacted by this ordinance based on recommendations included in the annual CID report.

(1) CIDs will be required to provide copies of their bylaws to the City.

(2) CIDs will be required to include the start and end dates of each Directors' term in their annual report.

(3) CIDs petitioning to terminate prior to the expiration of their term will be required to pay for the costs of the publications and certified mailings for the notice of public hearing that is required by the State.

(4) There will a clarifying point added to explicitly state a CID must request an appeal hearing for an administrative citation within 20 days of the issuance of said administrative citation.

### 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 change.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Yes, this ordinance will reduce one-time costs. The City will no longer pay for the notice of public hearing costs to terminate CIDs. The CIDs will cover the costs themselves.
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 account string to verify as 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?  
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - Foster a solutions-oriented, welcoming culture for employees and City Partners.
  - 
  - 
  -

## Prior Legislation

210565, 240024

## Service Level Impacts

No change.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
None
2. How have those groups been engaged and involved in the development of this ordinance?  
NA
3. How does this legislation contribute to a sustainable Kansas City?  
NA
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)



Click or tap here to enter text.

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



**File #: 240990**

ORDINANCE NO. 240990

Sponsor: City Manager’s Office

Determining that the 9th & Central Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

WHEREAS, the 9th & Central Tax Increment Financing Plan (the “Plan”) was approved by the City Council on November 26, 2013 by Committee Substitute for Ordinance No. 130829; and

WHEREAS, Section 99.865.3 RSMo, provides that five years after the establishment of a redevelopment plan and every five years thereafter, the Council shall hold a public hearing regarding those redevelopment plans and projects created pursuant to Sections 99.800 to 99.865, RSMo, to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects; and

WHEREAS, after proper notice, the Council has held such public hearing and received information on the progress of the Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Council hereby determines that the 9th & Central Tax Increment Financing plan is making satisfactory progress under the proposed time schedule contained within the approved plan for completion of the projects therein.

..end

Approved as to form:

\_\_\_\_\_  
Emalea Black  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240990

Submitted Department/Preparer: Please Select

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

Determining that the 9th & Central Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

### Discussion

The 9<sup>th</sup> & Central Tax Increment Financing Plan was approved by the City Council on November 26, 2013 by Ordinance No. 130829 and has been amended two additional times. The purpose of the Plan was to facility the rehabilitation of an existing historic hotel building located at 219 W. 9<sup>th</sup> Street, into a 120 room boutique hotel, approximately 5,800 sq. ft. restaurant and bar are, event space and a contemporary art museum that is open and free to the public, along with all necessary infrasturcure improvements. The rehabilitation was completed in the summer of 2018.

| TIF Plan Information         | Projected    | Actual-to-Date |
|------------------------------|--------------|----------------|
| Number of Project Areas      | 1            | 1              |
| Total Project Budget/Costs   | \$90,000,000 | \$58,300,000   |
| Total EATS Since Inception   | ----         | 1,700,000      |
| Total PILOTS Since Inception | ----         | 1,800,000      |
| Total Disbursed to Date      | ---          | 3,000,000      |
| Total Jobs to Date           | ----         | 113            |
| Initial Assessed Value       | \$613,000    | ----           |
| Current Assessed Value       | ----         | \$4,600,000    |

### Fiscal Impact

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

2. What is the funding source?  
Tax Increment Financing and Private Funds
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)**

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?  
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
  - Ensure quality, lasting development of new growth.
  - Increase and support local workforce development and minority, women, and locally owned businesses.
  - Create a solutions-oriented culture to foster a more welcoming business environment.

- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- 

## Prior Legislation

**9th & Central**

|               |                        |        |          |
|---------------|------------------------|--------|----------|
|               | Plan Approval<br>First | 130829 | 11/26/13 |
| 9th & Central | Amendment              | 160556 | 8/11/16  |
| 9th & Central | Second<br>Amendment    | 170397 | 6/15/17  |
| 9th & Central | Project A              | 130830 | 11/25/17 |

## Service Level Impacts

N/A

## 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?  
Acknowledges the continued sustainability of 9<sup>th</sup> & Central Plan/Project
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

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

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

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

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

No(Press tab after selecting)

Click or tap here to enter text.

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