



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, March 3, 2026

1:30 PM

26th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

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

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

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

FIRST READINGS

*****BEGINNING OF CONSENTS*****

Director of City Planning & Development

[260240](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Indiana Commons, an addition in Clay County, Missouri, on approximately two acres generally located at the northeast corner of Northeast 86th Terrace and North Indiana Avenue, creating two lots for the purpose of commercial development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00036)

END OF CONSENTS

Director of City Planning & Development

[260241](#) Sponsor: Director of City Planning and Development Department

Vacating an approximately 4 acre plat and associated right-of-way in District UR generally located at the southwest corner of Highway 9 and Northwest Briarcliff Parkway; and directing the City Clerk to record certain documents. (CD-ROW-2025-00042)

Director of City Planning & Development

[260246](#) Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code by repealing Section 88-255, "SC, Shoal Creek District" and enacting in lieu thereof a new section of like number and subject matter for the purpose of providing consistency with the recently updated Shoal Creek Community Master Plan. (CD-CPC-2025-00190)

Lucas

[260252](#) Sponsor: Mayor Quinton Lucas

Amending Section 2-891, Code of Ordinances, Health Commission, by reducing the number of voting members from seventeen to eleven.

HELD IN COMMITTEE

Rea

[250997](#) Sponsor: Councilmember Crispin Rea

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of allowing marijuana dispensaries located at least 1,000 feet from residential zoning districts to operate 24 hours per day subject to approval of a special use permit.

Director of City Planning & Development

[260056](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.2 acres generally located at the southeast corner of Troost Avenue and East 5th Street from District UR to District B2-2 to allow for an entertainment venue. (CD-CPC-2025-00160)

Parks-Shaw

[260142](#) Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Directing the City Manager to submit a response to the Missouri Department of Revenue's Request For Proposals for license office operations; and directing the City Manager to develop a yearly funding plan in an amount not to exceed \$750,000.00 for operational costs and report back to City Council in 30 days.

Director of City Planning & Development

[260212](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 1.3 acres in District R-0.5 generally located at 32 E. 46th Street to allow for the construction of a multi-unit residential building. (CD-CPC-2025-00189).

Director of City Planning & Development

[260213](#) Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved master planned development on about 2,500 acres generally located on the north side of I-29/I-435 and Northwest 128th Street in District MPD to allow for expanding the district boundary by 167 acres to allow for 20 million square feet of commercial, office and warehousing uses. (CD-CPC-2025-00169).

Director of City Planning & Development

[260220](#) Sponsor: Director of City Planning and Development Department

Amending the Major Street Plan for Kansas City to revise the alignment of Mexico City Avenue, from connecting to Highway 92, to connecting to North Bethel Avenue, and directing the City Clerk to file certain documents with the appropriate offices. (CD-CPC-2025-00170).

Director of City Planning & Development

[260221](#) Sponsor: Director of City Planning and Development Department

Revising a previously approved street name plan known as the Barryview Townhomes Street Name Plan to align with the currently assigned addresses and street names.

ADDITIONAL BUSINESS

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

2. Closed Session

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

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

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

- Livestream on the city's website at www.kcmo.gov
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOuBlg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

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

Adjournment



File #: 260240

ORDINANCE NO. 260240

Sponsor: Director of City Planning and Development Department

Approving the plat of Indiana Commons, an addition in Clay County, Missouri, on approximately two acres generally located at the northeast corner of Northeast 86th Terrace and North Indiana Avenue, creating two lots for the purpose of commercial development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00036)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

Section 3. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 4. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on February 4, 2026.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260240

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Executive Summary

Approving the plat of Indiana Commons, an addition in Clay County, Missouri, on approximately two acres generally located at generally located at the northeast corner of Northeast 86th Terrace and North Indiana Avenue, creating two lots for the purpose of Commercial Development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00036)

Discussion

The request is to consider approval of a Final Plat in District B2-2 (Commercial) on about 2 acres generally located at the northeast corner of Northeast 86th Terrace and North Indiana Avenue, creating 2 lots for the purposes of a commercial development. This use was approved in Case No. CD-CPC-2024-00143 which served as the Preliminary Plat. The Preliminary Plat proposed to develop two commercial buildings on two lots with access from a private drive on the southern side of the site. The plan does not propose to construct any new public streets.

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

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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

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

Prior Legislation

CD-CPC-2024-00143 - A request to approve a major amendment serving as a preliminary plat in proposed district B2-2 (commercial) to allow for a non-residential development on about 2.5 acres generally located at N. Indiana Avenue and NE Barry Road, approved December 19, 2024.

Service Level Impacts

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

Staff Recommendation

City Planning and Development

Select One: Sponsored

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

Select One: Recommend

Do Not Recommend

Not Applicable

Approval with Conditions as the proposed Final Plat meets all applicable portions of the Zoning and Development Code.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing the subdivision of private property.

2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an ordinance authorizing the subdivision of private property.

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

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

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

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

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 260241

ORDINANCE NO. 260241

Sponsor: Director of City Planning and Development Department

Vacating an approximately 4 acre plat and associated right-of-way in District UR generally located at the southwest corner of Highway 9 and Northwest Briarcliff Parkway; and directing the City Clerk to record certain documents. (CD-ROW-2025-00042)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the seventh day of January, 2026, a petition was filed with the City Clerk of Kansas City by Qiyamah Muhammad for the vacation of All that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 17, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows: COMMENCING at the Northeast corner of the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, Clay County, Missouri; thence North 88 degrees 59 minutes 27 seconds West along the North line of the Fractional Northwest Quarter of said Section 10 a distance of 1727.15 feet to the Northwest corner of the Fractional Northwest Quarter of said Section 10 (Clay County), being the Platte County and Clay County line; thence South 0 degrees 49 minutes 11 seconds West, on the West line of said Fractional Northwest Quarter a distance of 453.35 feet to a point on the South right of way line of Missouri State Highway No. 9, as now established, a non-tangent curve, the POINT OF BEGINNING; thence

on said South right-of-way line, in a Southeasterly direction, on a curve to the right whose initial tangent bears South 74 degrees 16 minutes 54 seconds East, having a radius of 2709.79 feet, through a central angle of 1 degrees 26 minutes 29 seconds, an arc distance of 68.17 feet to a point on a non-tangent line; thence South 48 degrees 26 minutes 29 seconds East, continuing on said South right-of-way line a distance of 469.81 feet to the Northwest corner of said South right-of-way line conveyed in Instrument No. 2009034564, Book 6275, Page 144, recorded at the Clay County Recorder of Deeds office; thence South 10 degrees 46 minutes 42 seconds West, continuing on the Northwesterly right-of-way line of last said instrument a distance of 94.84 feet to a point; thence South 14 degrees 56 minutes 23 seconds West, on the Northerly line of said Tullison Road, also conveyed in last said instrument, a distance of 46.43 feet to a point; thence South 46 degrees 54 minutes 40 seconds West, continuing on said Northerly right-of-way line a distance of 75.38 feet to a point; thence South 75 degrees 29 minutes 00 seconds West, continuing on said Northerly right-of-way line a distance of 19.96 feet to a point; thence South 83 degrees 34 minutes 17 seconds West, continuing on said Northerly right-of-way line a distance of 59.40 feet to a point; thence North 82 degrees 04 minutes 17 seconds West, continuing on said Northerly right-of-way line a distance of 61.72 feet to a point; thence North 62 degrees 57 minutes 30 seconds West, continuing on said Northerly right-of-way line a distance of 83.27 feet to a point; thence North 49 degrees 42 minutes 42 seconds West, continuing on said Northerly right-of-way line a distance of 79.16 feet to a point; thence North 33 degrees 20 minutes 35 seconds West, continuing on said Northerly right of way line a distance of 114.60 feet to a point on the West line of said fractional section; thence North 0 degree 49 minutes 11 seconds East, on said West line and said county line a distance of 338.86 feet to the POINT OF BEGINNING and containing 139,430 Square Feet or 3.2009 acres, more or less, giving the distinct description of the right-of-way to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said right-of-way been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That all that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 17, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows: COMMENCING at the Northeast corner of the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, Clay County, Missouri; thence North 88 degrees 59 minutes 27 seconds West along the North line of the Fractional Northwest Quarter of said Section 10 a distance of 1727.15 feet to the Northwest corner of the Fractional Northwest Quarter of said Section 10 (Clay County), being the Platte County and Clay County line; thence

South 0 degrees 49 minutes 11 seconds West, on the West line of said Fractional Northwest Quarter a distance of 453.35 feet to a point on the South right of way line of Missouri State Highway No. 9, as now established, a non-tangent curve, the POINT OF BEGINNING; thence on said South right-of-way line, in a Southeasterly direction, on a curve to the right whose initial tangent bears South 74 degrees 16 minutes 54 seconds East, having a radius of 2709.79 feet, through a central angle of 1 degrees 26 minutes 29 seconds, an arc distance of 68.17 feet to a point on a non-tangent line; thence South 48 degrees 26 minutes 29 seconds East, continuing on said South right-of-way line a distance of 469.81 feet to the Northwest corner of said South right-of-way line conveyed in Instrument No. 2009034564, Book 6275, Page 144, recorded at the Clay County Recorder of Deeds office; thence South 10 degrees 46 minutes 42 seconds West, continuing on the Northwesterly right-of-way line of last said instrument a distance of 94.84 feet to a point; thence South 14 degrees 56 minutes 23 seconds West, on the Northerly line of said Tullison Road, also conveyed in last said instrument, a distance of 46.43 feet to a point; thence South 46 degrees 54 minutes 40 seconds West, continuing on said Northerly right-of-way line a distance of 75.38 feet to a point; thence South 75 degrees 29 minutes 00 seconds West, continuing on said Northerly right-of-way line a distance of 19.96 feet to a point; thence South 83 degrees 34 minutes 17 seconds West, continuing on said Northerly right-of-way line a distance of 59.40 feet to a point; thence North 82 degrees 04 minutes 17 seconds West, continuing on said Northerly right-of-way line a distance of 61.72 feet to a point; thence North 62 degrees 57 minutes 30 seconds West, continuing on said Northerly right-of-way line a distance of 83.27 feet to a point; thence North 49 degrees 42 minutes 42 seconds West, continuing on said Northerly right-of-way line a distance of 79.16 feet to a point; thence North 33 degrees 20 minutes 35 seconds West, continuing on said Northerly right of way line a distance of 114.60 feet to a point on the West line of said fractional section; thence North 0 degree 49 minutes 11 seconds East, on said West line and said county line a distance of 338.86 feet to the POINT OF BEGINNING and containing 139,430 Square Feet or 3.2009 acres, more or less, and the same is hereby vacated, and subject to the following conditions:

1. The applicant shall retain all utility easements and protect facilities required by AT&T.
2. The applicant shall retain all utility easements and protect facilities required by Spire.
3. The applicant shall retain all utility easements and protect facilities or relocate facilities if found to be in conflict at the applicant's expense as required by Spectrum Charter.
4. The applicant shall retain all existing utility easements and protect all facilities required by Evergy. Any relocation of utilities shall only occur if service is maintained, all associated costs are reimbursed by the applicant, and any necessary easements are granted.
5. Streetlights found adjacent to the plat to be vacated shall not be removed.



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260241

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Executive Summary

Vacating an approximately 4 acre plat and associated right-of-way in Zoning District UR (Urban Redevelopment) generally located at the southwest corner of Highway 9 and Northwest Briarcliff Parkway and directing the City Clerk to record certain documents. (CD-ROW-2025-00042)

Discussion

Case CD-AA-2025-00117 approved a 32-unit townhome development with private streets, and the proposed vacation is consistent with that approved plan. The applicant is requesting vacation of the streets and the underlying plat as described in the Legal Description. The streets to be vacated are “paper streets” that are not improved. The subject area will be replatted through a separate Final Plat application.

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

Staff Recommendation: Approval With Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

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

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

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

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

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

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

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

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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):
 - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.

- Increase and support local workforce development and small and locally owned businesses.
- Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- Implement an economic development and tourism strategy to attract major investment and visitors.
-

Prior Legislation

CD-AA-2025-00117 – A Final Plan in District UR (Urban Redevelopment) on 3.8 acres generally located at the southwest corner of Missouri Route 9 and Northwest Briarcliff Parkway, allowing for the creation of 32 townhome units. Approved administratively on January 21, 2026.

Service Level Impacts

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

Staff Recommendation

City Planning and Development

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

Select One: Recommend
 Do Not Recommend
 Not Applicable

CPC and staff both recommend Approval with Conditions

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing the vacation of undeveloped right-of-way

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

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

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

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

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

No (Press tab after selecting)

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

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

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 260246

ORDINANCE NO. 260246

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code by repealing Section 88-255, “SC, Shoal Creek District” and enacting in lieu thereof a new section of like number and subject matter for the purpose of providing consistency with the recently updated Shoal Creek Community Master Plan. (CD-CPC-2025-00190)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-255, "SC, Shoal Creek District" and enacting in lieu thereof a new section of like number and subject matter for the purpose of providing consistency with the recently updated Shoal Creek Community Master Plan, with said new section to read as follows:

88-255-01 PURPOSE AND INTENT

88-255-01-A. The SC, Shoal Creek district is intended for application only the Shoal Creek development, which was originally approved through the Master Planned Community (MPC) regulations under Chapter 80, the previous Zoning and Development Code. The district is intended to accommodate and encourage specific design criteria that will be environmentally sensitive, public service-efficient, and demonstrate progressive and innovative land planning, site planning, engineering, and architectural methods and techniques. The district provides a method to address the concerns identified in the comprehensive plan of the city and issues related to providing basic public services, such as water and sewer extensions, construction of public streets and use of open space.

88-255-01-B. The SC district is further intended to:

1. identify sensitive use and protection of the natural environment and open space consisting of natural features, undisturbed areas, greenbelts, parks, plazas, and landscaped areas for the use and enjoyment of all residents and visitors;
2. preserve and enhance existing man-made and natural environs on the site;
3. create individual neighborhoods limited in size to optimize the pedestrian experience;
4. provide a variety of housing types to promote a diversity of housing stock and neighborhoods;

5. provide a variety of retail, office, and commercial uses to offer local employment;
6. provide a network of interconnecting streets within the neighborhood that serve pedestrians and automobiles in a safe, aesthetic and efficient manner;
7. provide a neighborhood design that accommodates a variety of transportation modes and transit systems;
8. designate sites for civic buildings, focal points, landmarks, public open space and community identity;
9. define public space and create a diverse environment by establishing proportions governing building setbacks, bulk, form, and character;
10. support compact and mixed-use development patterns that reduce long commutes, retain open spaces, and minimize costs for public services and facilities;
11. advance new and innovative master planning, site planning, engineering and architectural methods and techniques;
12. encourage flexibility and creativity in proposing new planning concepts that are responsive to changing economic and market conditions; and
13. encourage the location of new community anchors along existing or proposed transit corridors to create critical mass.

88-255-01-C. APPLICABILITY

SC zoning may be applied only to lands included within the Shoal Creek development originally approved through the MPC, master planned community provisions of the zoning ordinance in effect prior to January 1, 2011.

88-255-02 GENERAL REQUIREMENTS

88-255-02-A. A master plan must be prepared for all of the land area included within the proposed SC district, in compliance with the regulations and requirements of this article.

88-255-02-B. An application for SC zoning must be accompanied by a community master plan and a traffic study.

88-255-02-C. Detailed requirements for all types of development and amendments to the SC area can be found in the Shoal Creek Community Master Plan.

88-255-03 COMMUNITY MASTER PLAN

A community master plan is a narrative and illustrative plan which presents a unified and organized strategy for development and service facilities having a logical relationship to the property as a whole. A community master plan must consist of all of the following:

88-255-03-A. Project summary setting forth a general description of the overall development, a survey of existing conditions including existing zoning districts, vegetation, slopes, water resources, and floodplains and a division of the land into subareas based upon natural or man-made physical boundaries which are referred to individually as a "neighborhood."

88-255-03-B. Land use plan, including a graphic plan designating acreage and general locations for proposed uses, written development standards that identify permitted uses, quantify the intensity of uses, and establish parking, building height, and setback requirements. The land use plan may propose subdistricts within the district and provide for particular standards within each subdistrict. For purposes of the SC district, "subdistrict" is an area within the overall SC that may incorporate general requirements of the SC district or that may have standards distinct and unique from other areas within the SC.

88-255-03-C. Infrastructure plan, including a traffic impact study, street sections and provisions for public utilities, street lighting, and storm drainage facilities to serve the site.

88-255-03-D. Community facilities plan, including provisions for parks and recreation facilities, open space, school, fire stations, and other public safety facilities.

88-255-03-E. Community design plan, describing the design intent for the community as a whole and the neighborhoods that comprise the community through community-wide design goals, objectives, and guiding principles depicted in an illustrative plan.

88-255-03-F. Implementation and outline of the processes required to initiate construction and provide management and administration for the community as it builds out.

88-255-04 USES

In the SC district, no building or land may be used and no building may be erected, altered or enlarged, unless it is arranged, intended or designed as permitted by the Shoal Creek Community Master Plan.

88-255-04-B. ACCESSORY USES

Any use which is accessory and incidental to any enumerated principal use is permitted in accordance with the Shoal Creek Community Master Plan. No outdoor storage is permitted.

88-255-04-C. PARKING AND LOADING

Except as specified in the community master plan, the parking and loading provisions of 88-420.

88-255-05 - RESERVED

88-255-06 - RESERVED

88-255-07 NEIGHBORHOOD PLAN

After establishment of an SC district but prior to approval of any final plan or final plat affecting an area within a neighborhood, the applicant must submit for approval a neighborhood plan identifying the improvements for storm drainage, sanitary sewer, water lines, street construction, and park dedication. Prior to the submission of the neighborhood plan, the applicant must submit a proposal to conduct a meeting in the vicinity of such Neighborhood Plan to solicit comments from adjoining property owners. The neighborhood plan must be reviewed and approved in accordance with the Shoal Creek Community Master Plan.

88-255-08 FINAL PLAT AND FINAL PLAN

88-255-08-A. FINAL PLAT

Prior to the issuance of a building permit for any construction within an SC district, the area included within the building permit must be platted. At the option of the applicant, any portion of the community master plan may serve also as the preliminary subdivision plat. Such option must be declared prior to the hearing before the city plan commission. At the time of submission of a final plat, the applicant for the final plat must provide an audit of the neighborhood development as of the date of the submission of the application for a final plat demonstrating that densities established by the community and neighborhood plans have not been exceeded and further that the audit identify the existing parkland dedication and any deficiencies or surpluses in the amount of required dedication.

88-255-08-B. FINAL PLAN

1. Prior to the issuance of any building permit within the area zoned SC, the applicant for the building permit must present a final plan for review and approved in accordance with the Shoal Creek Community Master Plan. In the case of detached house residential development, the final plat will serve as the final plan.
2. At the time of approval of the final plan (or final plat for residential) the applicant may request and the City Plan Commission may approve variations or modifications to the bulk and area standards requested by the applicant subject to consideration of the following criteria:
 - (a) The modification is limited to a use specifically set forth for the subdistrict or a use which is compatible with other uses permitted in the subdistrict;
 - (b) The modification is limited to application of the standards of the subdistrict and may not permanently alter such standards;
 - (c) Except for the specific modification, the other standards of the subdistrict will remain in effect;

-
- (d) The modification must reflect the spirit and intent of the SC district as a whole and must maintain any unique planning design which are inherent to the development of the neighborhood area.
 - (e) Absent approvals provided herein the standards for a subdistrict (or incorporated provisions of other zoning regulations) apply without exception.
3. In the course of implementing the approved final plan, certain revisions or adjustments of detail may be permitted if approved by the city planning and development director. However, such revision or adjustment of detail must be in substantial compliance with the final plan approved by the city plan commission. If the city planning and development director finds that such revisions or adjustments of detail are not in conformance with the approved final plan, the applicant may submit a new final plan to the city plan commission for its review and approval.

88-255-09 AMENDMENTS TO APPROVED PLANS

88-255-09-A. If the final plan is not in substantial compliance with the Shoal Creek Community Master Plan subject to any variations or modifications submitted as part of the final plan or final plat (as provided above), the application must be denied. The applicant may resubmit a revised final plan which does conform with the Shoal Creek Community Master Plan or may file an amended community master plan in the same manner as provided for a zoning map amendment. Provided, however, if the community master plan identifies neighborhoods, no amendment need include information other than that required to amend the neighborhood plan notwithstanding any other provision to the contrary.

88-255-09-B. Requests to amend an approved plan must be processed as a zoning map amendment in accordance with the Shoal Creek Community Master Plan and 88-515, except that the city planning and development director is authorized to approve minor amendments to the SC plan in accordance with the administrative adjustment procedures of 88-570 (see specifically 88-570-02-H).

88-255-09-C. The perimeter boundaries of an established SC district may be modified from time to time by the original applicant or its assignee in the same manner as provided for a zoning map amendment. Such modification may be to an existing neighborhood or may establish a new neighborhood or may be to an existing subdistrict.

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260246

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Executive Summary

Amending Chapter 88, the Zoning and Development Code by repealing Section 88-255, "SC, Shoal Creek District" and enacting in lieu thereof a new section of like number and subject matter for the purpose of providing consistency with the recently updated Shoal Creek Community Master Plan. (CD-CPC-2025-00190)

Discussion

The proposed text amendment is in coordination with the recently updated Shoal Creek Community Master Plan booklet (Ord. No. 260015, January 15, 2026). There are many detailed standards directly from the booklet in the Code, which are unnecessary to have both in the booklet and Code. Referring to the Community Plan in various sections of section 88-255 - Shoal Creek, will reduce potential conflicts and allow flexibility for amending the booklet in the future without always needing to do a corresponding Zoning Code text amendment.

The primary changes are listed below and shown on the attached redline draft.

- Removing lists of specific application submittal requirements and referring to the Community Master Plan.
- Removing lists of permitted uses and referring to permitted uses in various sections of the Community Master Plan.
- Removing performance standards related to factors outside the control of the Zoning and Development Code like storage of flammable materials and other fire code-related conditions, noise, vibration, emission of gases, and discharge into sewer systems.
- Removing section about public improvements as Public Works standards are already applicable outside of Chapter 88.
- Removing application requirements for neighborhood plans and final plans and referring to the Community Master Plan.

Fiscal Impact

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

2. What is the funding source?
Not applicable as this is an ordinance amending the Zoning and Development Code related to Special Purpose District standards.

3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance amending the Zoning and Development Code related to Special Purpose District standards.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is an ordinance amending the Zoning and Development Code related to Special Purpose District standards.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance amending the Zoning and Development Code related to Special Purpose District standards.

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):

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

Prior Legislation

CD-CPC-2025-00153, 00154 - Ordinance 260015 - Approving amendments to the Shoal Creek Special Purpose District by rezoning about 1,756 acres from SC to SC generally located between N.E. 96th Street/N.E. Shoal Creek Parkway on the north, N.E. 76th Street on the south, N. Flintlock Road on the east and Shoal Creek Parkway and I-435 on the west, and amending the Shoal Creek Community Master Plan booklet and text in accordance with 88-255-09-B to update the review and approval process and to revise the alignment of a collector street. Approved January 15, 2026

Service Level Impacts

Not applicable as this is an ordinance amending the Zoning and Development Code related to Special Purpose District standards.

Staff Recommendation

City Planning and Development

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

Select One: Recommend
 Do Not Recommend
 Not Applicable

Staff and the City Plan Commission recommend approval of the Zoning Code amendment based on the approval criteria for text amendments.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance amending the Zoning and Development Code related to Special Purpose District standards.
2. How have those groups been engaged and involved in the development of this ordinance?
City staff held a public engagement meeting and there were minimal concerns about the amendment. Discussion was focused on clarity of the amended language.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Not applicable as this is an ordinance amending the Zoning and Development Code related to Special Purpose District standards

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 #: 260252

ORDINANCE NO. 260252

Sponsor: Mayor Quinton Lucas

Amending Section 2-891, Code of Ordinances, Health Commission, by reducing the number of voting members from seventeen to eleven.

WHEREAS, the Health Commission provides essential structure and oversight for the development, implementation, and evaluation of Kansas City's community health plan; and

WHEREAS, the Health Commission fosters city-wide collaboration among organizations and individuals working to build a healthier community and advises the Mayor and City Council on critical public health matters and policies; and

WHEREAS, in recent years the Commission has experienced recurring vacancies, member resignations, and difficulties maintaining a quorum necessary to conduct official business in a timely and consistent manner; and

WHEREAS, reducing the number of voting members to reflect current participation levels will enhance quorum reliability, enhance administrative efficiency, and strengthen the Commission's ability to fulfill its mission without diminishing advisory role; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Section 2-891(a), Code of Ordinances of the City of Kansas City, is hereby amended by repealing Section 2-891(a), and enacting in lieu thereof a new section of like number and subject matter, to read as follows:

Sec. 2-891. Membership.

Membership total; mayoral appointments. The health commission shall consist of 11 voting members appointed by the mayor in consultation with the director of health. And, the director of health serves as a nonvoting ex officio member.

..end

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 260252**



File #: 250997

ORDINANCE NO. 250997

Sponsor: Councilmember Crispin Rea

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of allowing marijuana dispensaries located at least 1,000 feet from residential zoning districts to operate 24 hours per day subject to approval of a special use permit.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Amending Chapter 88, Code of Ordinances, by repealing and replacing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-354 MARIJUANA FACILITIES

88-354-01 APPLICABILITY

Marijuana facilities authorized by article XIV, sections 1 and 2 of the Missouri Constitution must be licensed by the Missouri Department of Health and Senior Services, or its successor entity.

88-354-02 STANDARDS AND CONDITIONS FOR ALL MARIJUANA FACILITIES

All marijuana facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall operate according to the local regulations applicable to all properties in zoning districts which allow the use of marijuana facilities.

88-354-02-A. DISTANCE REQUIREMENT FROM SCHOOLS

All comprehensive or medical marijuana cultivation facilities, comprehensive or medical marijuana-infused products manufacturing facilities, and marijuana testing facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 1,000 feet of any then-existing elementary or secondary school, as elementary and secondary schools are defined by state laws and regulations governing comprehensive and medical marijuana facilities.

All comprehensive or medical marijuana dispensary facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 1,000 feet of any then-existing elementary or secondary school, as elementary and secondary schools are defined by state laws and regulations governing comprehensive and medical marijuana facilities.

88-354-02-B. DISTANCE REQUIREMENT FROM CHURCHES AND DAY CARE CENTERS

All marijuana facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 300 feet of any then-existing church or daycare, as church and daycare are defined by state laws and regulations governing marijuana facilities.

88-354-02-C. DISTANCE REQUIREMENT FROM OTHER MARIJUANA DISPENSARY FACILITIES

All comprehensive dispensary facilities, marijuana microbusiness dispensary facilities, or medical marijuana dispensary facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 2,000 feet of any then-existing comprehensive dispensary facilities, marijuana micro dispensary facilities, or medical marijuana dispensary facilities.

88-354-03 MEASUREMENTS

Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

88-354-03-A. MEASUREMENT REQUIREMENT FOR FREESTANDING FACILITIES

In the case of a freestanding facility, the distance between the facility and the school, daycare, dispensary, church, or residential zoning district shall be measured from the external wall of the facility structure closest in proximity to the school, daycare, dispensary, or church to the closest point of the property line of the school, daycare, dispensary, church, or residential zoning district. If the school, daycare, dispensary, church, or the boundary line of the residential zoning district is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, dispensary, or church closest in proximity to the facility.

88-354-03-B. MEASUREMENT REQUIREMENT FOR FACILITIES THAT ARE PART OF A LARGER STRUCTURE

In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, church, or the boundary line of the residential zoning district to the facility's entrance or exit closest in proximity to the school, daycare, church, or residential zoning district. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

88-354-04 HOURS OF OPERATION

88-354-04-A. GENERALLY

Comprehensive and Medical Marijuana dispensary facilities shall have limited hours of operation from 8:00 a.m. to 10:00 p.m.

88-354-04-B. TWENTY-FOUR HOUR OPERATIONS

Comprehensive and Medical Marijuana dispensary facilities that are located more than 1000 feet from a residential zoning district may operate twenty-four hours per day subject to approval of a Special Use Permit. No special use permit for twenty-four hour operations may be approved for a period longer than 5 years duration. Extensions of the approved time period may be approved through a new special use application and hearing.

88-354-05 STORAGE

All operations and any storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.

88-354-06 EXTERNAL IMPACTS

No marijuana facility shall produce dust, vibration, noise, or other external impacts that are detectable beyond the property lines of the subject property.

..end

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

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 250997**



File #: 260056

ORDINANCE NO. 260056

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.2 acres generally located at the southeast corner of Troost Avenue and East 5th Street from District UR to District B2-2 to allow for an entertainment venue. (CD-CPC-2025-00160)

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-1522, rezoning an area of about 0.2 acres generally located at the southeast corner of Troost Avenue and East 5th Street from District UR (Urban Redevelopment) to District B2-2 (Neighborhood Business), said section to read as follows:

Section 88-20A-1522. That an area legally described as:

Lot 20, Block 3, Guinotte’s Bluff Addition, a subdivision in Kansas City, Jackson County, Missouri.

is hereby rezoned from District UR (Urban Redevelopment) to District B2-2 (Neighborhood Business), all as shown outlined on a map marked Section 88-20A-1522, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Sara Copeland, FAICP

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260056

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Rezoning an area of about 0.2 acres generally located at the southeast corner of Troost Avenue and East 5th Street from District UR (Urban Redevelopment) to District B2-2 (Neighborhood Business) to allow for an entertainment venue. (CD-CPC-2025-00160).

Discussion

The applicant is requesting to rezone approximately 0.2 acres from District UR (Urban Redevelopment) to District B2-2 (Neighborhood Business). The rezoning request does not require an accompanying development plan, although additional entitlement may be required for the proposed use of an entertainment venue, such as a variance from the Board of Zoning Adjustment for the required parking. Approval of the rezoning would expand the uses allowed on the site to those allowed in the B2-2 Zoning District. The current UR Plan only allows this property to be used as a photography studio, approved in 2015 by the City Council. The applicant would like to continue using the site for a photography studio and a small entertainment venue. The property owner is currently operating an entertainment venue that hosts events like small weddings, graduation parties, etc. The property currently has a zoning violation for doing operating the entertainment venue (ZDC-2025-1104). This rezoning has been made to bring the site into compliance. This proposed rezoning would allow for flexibility of the uses, removing the restrictions of the current UR Plan.

There is a packet attached to the staff report with written public testimony. At the City Plan Commission there was verbal public testimony given in opposition to the proposed rezoning.

Staff Recommendation: Approval

CPC Recommendation: Denial

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Not Applicable because this legislation does not have any 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

14543-UR - Approved a rezoning of about 0.2 acres generally located at the southeast corner of East 5th Street and Troost Avenue from District B3-2 to District UR, and approved a development plan for a photography studio, approved by Ordinance No. 150347 on May 27, 2015.

Service Level Impacts

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

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing the rezoning of land.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an ordinance authorizing the rezoning of land.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing the rezoning of land.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not applicable as this is an ordinance authorizing the rezoning of land.
Click or tap here to enter text.

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

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)

From: [Joe Sacco](#)
To: [Public Testimony](#)
Subject: 501 troost testimony
Date: Saturday, February 21, 2026 10:01:57 AM

EXTERNAL: This email originated from outside the [kcmo.org](#) organization. Use caution and examine the sender address before replying or clicking links.

Testimony Regarding 501 Troost Avenue – Ordinance No. 260056

My name is Joe Sacco, and I own the property at 505 Troost Avenue, directly next to 501 Troost.

I am opposed under Ordinance No. 260056 due to prior parties and events at 501 Troost that have caused excessive noise, people gathering in the street, and ongoing parking problems. These disturbances have negatively impacted the quality of life for residents in our neighborhood.

I am also concerned that continued activity like this will negatively affect surrounding property values.

I respectfully ask that this ordinance be carefully considered with the impact on neighboring homeowners in mind.

Joe Sacco

505 Troost Avenue

Kansas City, Missouri

(816) 645-5240



File #: 260142

ORDINANCE NO. 260142

Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Directing the City Manager to submit a response to the Missouri Department of Revenue’s Request For Proposals for license office operations; and directing the City Manager to develop a yearly funding plan in an amount not to exceed \$750,000.00 for operational costs and report back to City Council in 30 days.

WHEREAS, Resolution No. 240894 directed the City Manager to review the feasibility of establishing a city-operated Department of Motor Vehicles licensing office; and

WHEREAS, the feasibility study identified potential site locations and estimated operational costs would range from \$500,000.00 to \$750,000.00 per year; and

WHEREAS, licensing offices offer a number of vital services, such as driver license renewals and motor vehicle titling and registration; and

WHEREAS, on January 8, 2026, the licensing office located at 1161 Emanuel Cleaver II Boulevard closed, significantly limiting access to licensing office services for Kansas City residents; and

WHEREAS, the Missouri License Offices Bureau is currently moving forward with a Request for Proposal process for operations of licensing offices; and

WHEREAS, the City Council believes it is in the best interest of Kansas City residents to establish a city-operated license office; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is directed to submit a response to the Missouri Department of Revenue’s Request for Proposals to operate a license office.

Section 2. That the City Manager is directed to develop a funding plan in an amount not to exceed \$750,000.00 per year for operational costs of said licensing office and report back to City Council within 30 days.

..end

Approved as to form:

Samuel Miller
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Ord 260142

Submitted Department/Preparer: Mayor/Council's Office

Revised 01/30/25

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

Executive Summary

Directing the City Manager to submit a response to the Missouri Department of Revenue's Request For Proposals for license office operations; and directing the City Manager to develop a yearly funding plan in an amount not to exceed \$750,000.00 for operational costs and report back to City Council in 30 days.

Discussion

Resolution No. 240894 directed the City Manager to review the feasibility of establishing a city-operated Department of Motor Vehicles licensing office.

The feasibility study identified potential site locations and estimated operational costs would range from \$500,000.00 to \$750,000.00 per year.

Licensing offices offer a number of vital services, such as driver license renewals and motor vehicle titling and registration.

On January 8, 2026, the licensing office located at 1161 Emanuel Cleaver II Boulevard closed, significantly limiting access to licensing office services for Kansas City residents.

The Missouri License Offices Bureau is currently moving forward with a Request for Proposal process for operations of licensing offices.

The City Council believes it is in the best interest of Kansas City residents to establish a city-operated license office

Fiscal Impact

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

2. What is the funding source?

TBD

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

TBD

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

Unknown

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. | <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)

Unknown impacts.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - Increase and support local workforce development and small and locally owned businesses.
 - Create a more efficient, solutions-oriented environment, making it easier to operate within the City.

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

Prior Legislation

N/A

Service Level Impacts

N/A

Staff Recommendation

Finance

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

Select One: Recommend
 Do Not Recommend
 Not Applicable

Click or tap here to provide reasoning.

Other Impacts

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 260212

ORDINANCE NO. 260212

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 1.3 acres in District R-0.5 generally located at 32 E. 46th Street to allow for the construction of a multi-unit residential building. (CD-CPC-2025-00189).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District R-0.5 (Residential) generally located at 32 E. 46th Street, and more specifically described as follows:

Youth Activity Complex South Moreland Amend Plat Sub Lot 6 all exc w 25 ft
Lots 2 thru 6.

is hereby approved, subject to the following conditions:

1. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
2. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
5. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown

- on the approved lighting plan at the property lines prior to a certificate of occupancy.
6. The developer shall pay a partial fee in lieu of \$3,700.00 to meet landscaping requirements prior to a certificate of occupancy.
 7. The developer shall provide 5 visitor parking spaces in the parking garage.
 8. All Fire Department Connections (FDC) shall be threaded connections. Storz connections are not allowed in the City of Kansas City, Missouri. (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).
 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. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
 11. Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements. (IFC 2018 Sec 914.3)
 12. 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.
 13. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
 14. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105)
 15. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access. (IFC-2018§ 912.2.1)
 16. 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 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.

17. The development is anticipated to generate over 1,000 vehicular trips per day. As a result, a detailed Traffic Impact Study (TIS) will be required to evaluate the potential impacts of the development on the surrounding roadway network.
18. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
19. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
20. 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.
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 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.

24. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
25. No water service line will be less than 1-1/2" in diameter where three or more units or commercial building will be served by one domestic service line and meter.
26. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy. 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.
27. 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.
28. 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.
29. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.
30. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
31. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. 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.

Section B. That the Council grants a deviation to section 88-110-06, Lot and Building Standards, in the amount of 150 square feet of lot area per unit allowing 350 square feet of lot area per unit rather than 500 square feet.

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260212

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Executive Summary

Approving a development plan on about 1.3 acres to allow for the construction of a multi-unit residential building in District R-0.5 generally located at 32 E 46th Street. (CD-CPC-2025-00189)

Discussion

The proposed development is a multi-story building containing 152 residential units. The majority of the proposed units will be accessed from the inside of the building, and four units will be for-rent, townhouse-style with access along E 46th Street. Due to the grade change of approximately 40 feet from north to south across the site, the north side of the building will be five stories and about 58 feet and the south side of the building along E 46th Street will be approximately 109 feet at its tallest point and eight stories, including the parking structure levels.

The parking garage will have two access points, one from E 46th Street at the southwest corner of the site and off Walnut Street near the northeast corner of the site. The parking garage will contain 207 spaces for residents.

There will be a courtyard amenity space in the center of the building, which has not been programmed yet. Eighteen trees will be provided along the north and east sides of the site. A fee in-lieu of the remaining ten required trees in the amount of \$3,700 will be paid by the developer.

Proposed building materials include modular brick, precast panel with brick formliner, fiber cement panel, metal wall panel, and EIFS.

City Plan Commission recommended approval with conditions and no one appeared to provide public testimony. Three letters of opposition were submitted to the Commission.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing construction of private development.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing construction of private 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 construction of private 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 construction of private development.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This legislation has no fiscal impact

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

7411-P-3 & 7411-P-4 - Ordinance 160600 - Rezoning a 1.32 acre tract of land generally located at the northwest corner of Walnut Street and E. 46th Street from Districts R-0.5 and R-5 to District R-0.5, and approving a development plan to allow for a multi-unit building with 131 units. Approved September 4, 2016

Service Level Impacts

The proposed development could impact existing public infrastructure, especially the abutting rights-of-way with additional traffic.

Staff Recommendation

City Planning and Development

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

Select One: Recommend
 Do Not Recommend
 Not Applicable

City staff and City Plan Commission recommend approval subject to conditions as stated in the ordinance based on compliance with all applicable City Codes.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Potential health impacts were not evaluated with the proposed ordinance.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement per 88-505-12 was completed.
3. How does this legislation contribute to a sustainable Kansas City?
The proposed development authorized by the ordinance will add residential units and density along the streetcar extension, which supports transit use.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 152
Number of Affordable Units 0

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

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 #: 260213

ORDINANCE NO. 260213

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved master planned development on about 2,500 acres generally located on the north side of I-29/I-435 and Northwest 128th Street in District MPD to allow for expanding the district boundary by 167 acres to allow for 20 million square feet of commercial, office and warehousing uses. (CD-CPC-2025-00169).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District MPD (Master Planned Development) generally located on the north side of I-29/I-435 and Northwest 128th Street, specifically at the northwest corner of North Bethel Avenue and I-435, and more specifically described as follows:

A tract of land in the Northeast, Southeast, Southwest and Northwest Quarter of Section 3; the Northeast, Southeast and Southwest Quarter of Section 4; the Northeast, Southeast and Northwest Quarter of Section 9; the Northeast, Southeast, Southwest and Northwest Quarter of Section 10; the Northeast, Southeast, Southwest and Northwest Quarter of Section 11 and the Northwest and Southwest Quarter of Section 12, including all of KCI 29 LOGISTICS PARK FIRST PLAT, a subdivision of land in the Northeast Quarter of the Northwest Quarter, the Northeast Quarter and Southeast Quarter of said Section 9, and Northwest Quarter and Southwest Quarter of said Section 10, recorded December 20, 2023 as Document Number 2023012474 in Book 23 at Page 78 in the Office of Recorder of Deeds and including all of KCI 29 LOGISTICS PARK SECOND PLAT, a subdivision of land being a replat of part of Lot 3 and Tract A of said KCI 29 LOGISTICS PARK FIRST PLAT, and unplatted property, in all in the Southwest Quarter of said Section 3, the Northeast Quarter of said Section 9, and Northeast, Southeast and Northwest Quarter of said Section 10, recorded October 31, 2024 as Document Number 2024011073 in Book 23 at Page 142 in the Office of Recorder of Deeds, all in Township 52 North, Range 34 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri, generally situated Northeasterly of Interstate Highway No. 29, Southerly of Missouri State Highway No 92 and Westerly of Interurban Road, being bounded and described by or under the direct supervision of Patrick E. Ward, P.L.S. 2005000071 as follows: Beginning at the Northeast corner of said Northeast Quarter of said Section 10, said point also being the Northwest corner of said Northwest Quarter of said Section 11; thence North 89°51'57" East, on the North line of the Northwest

Quarter of said Section 11, a distance of 2,641.94 feet to the Northeast corner of said Northwest Quarter of said Section 11, said point also being the Northwest corner of the Northeast Quarter of said Section 11; thence South 89°41'39" East, on the North line of said Northeast Quarter of said Section 11, a distance of 1,562.27 feet to a point on the centerline of Interurban Road, as now established; thence Southeasterly along said centerline of said Interurban Road, on a curve to the left having an initial tangent bearing of South 06°25'45" East with a radius of 2,864.90 feet, a central angle of 28°35'07" and an arc distance of 1,429.32 feet; thence South 54°59'08" West, 33.00 feet to a point on the Existing Westerly right-of-way line of said Interurban Road, as established in Book 1057 at Page 618 in the Office of Recorder of Deeds, Platte County, Missouri; thence South 01°25'38" West, on said Existing Westerly right-of-way line, 31.07 feet; thence South 36°33'09" East, on said Existing Westerly right-of-way line 91.87 feet; thence South 43°56'06" East, on said Existing Westerly right-of-way line, 138.62 feet; thence North 53°31'56" East, 33.00 feet to a point on said centerline of said Interurban Road; thence South 36°28'04" East, on said centerline of said Interurban Road, 2,907.86 feet to a point on the East line of the West half said Southwest Quarter of said Section 12; thence South 00°28'38" West, on said East line 1,428.53 feet to the Southeast corner of said West half of said Southwest Quarter; thence North 89°46'48" West, on the South line of said Southwest Quarter, 1,331.68 feet to the Southwest corner of the Southwest Quarter of said Section 12, said point also being the Southeast corner of said Southeast Quarter of said Section 11; thence North 89°50'34" West, on the South line of said Southeast Quarter 2,654.53 feet to the Southwest corner of said Southeast Quarter of said Section 11, said point also being the Southeast corner of said Southwest Quarter of said Section 11; thence South 89°41'11" West, on the South line of said Southwest Quarter, 2,641.65 feet to the Southwest corner of said Southwest Quarter of said Section 11, said point also being the Southeast corner the said Southeast Quarter of said Section 10; thence North 89°53'55" West, on the South line of said Southeast Quarter of said Section 10, a distance of 2,029.26 feet to a point on the Existing Northeasterly right-of-way line of Interstate Highway No. 29, as established by Section 15.10 in the Report of Commissioners, Condemnation Case C-74-571 recorded August 14, 1975 in Book 470 at Page 105 in said Office of Recorder of Deeds, Platte County, Missouri; thence North 68°15'09" West, on said Existing Northeasterly right-of-way line 668.60 feet; thence North 55°59'59" West, on said Existing Northeasterly right-of-way line, 900.00 feet; thence North 57°11'32" West, on said Existing Northeasterly right-of-way line, 738.20 feet; thence North 53°50'15" West, on said Existing Northeasterly right-of-way line, 253.46 feet to a point on the Existing Easterly right-of-way line of Mexico City Avenue, as established by Section 15.11 in said Report of Commissioners, Condemnation Case C-74-571; thence North 08°50'45" East, on said Existing Easterly right-of-way line, 1,030.51 feet; thence North 05°28'00" East, on said Existing Easterly right-of-way line, 110.27 feet; thence North 05°57'00" East, on said Existing Easterly right-of-way line, 200.75 feet to a point on the Existing Northeasterly right-of-way line of said Mexico City Avenue, as established by Section 16.04 in said Report of Commissioners, Condemnation

Case C-74-571; thence North 16°37'42" East, on said Existing Northeasterly right-of-way line 233.95 feet; thence North 76°55'30" West, on said Existing Northeasterly right-of-way line, 195.00 feet to a point on the Southeasterly line of Lot 4 of said KCI 29 LOGISTICS PARK FIRST PLAT; thence South 13°04'30" West, on said Existing Northeasterly right-of-way line, and said Southeasterly line, 213.80 feet; thence South 35°03'48" West, 106.83 feet; thence South 13°04'30" West, 233.61 feet; thence Southwesterly along a curve to the right being tangent to the last described course with a radius of 75.00 feet, a central angle of 85°49'55" and an arc distance of 112.35 feet; thence North 81°05'35" West, 192.85 feet; thence Westerly along a curve to the left being tangent to the last described course with a radius of 1,020.00 feet, a central angle of 29°19'55" and an arc distance of 522.18 feet; thence South 69°34'30" West, 71.83 feet; thence Westerly along a curve to the right being tangent to the last described course with a radius of 875.00 feet, a central angle of 21°13'40" and an arc distance of 324.18 feet; thence along a line non-tangent to said curve, North 55°52'21" West, a distance of 313.60 feet; thence North 01°35'57" West, 40.00 feet to a point on said Existing Northeasterly right-of-way line of said Interstate Highway No. 29 established by said Section 15.10 in said Report of Commissions Condemnation Case C-74-571, also being a point on the Southerly line of said KCI 29 LOGISTICS PARK FIRST PLAT; thence North 71°17'55" West, on said Existing Northeasterly right-of-way line and said Southerly line, 130.64 feet; thence North 42°20'05" West, on said Existing Northeasterly right-of-way line and said Southerly line, 247.26 feet; thence North 68°56'32" West, on said Existing Northeasterly right-of-way line and said Southerly line, 371.27 feet; thence North 54°58'22" West, on said Existing Northeasterly right-of-way line and said Southerly line, 1,781.37 feet; thence North 57°38'50" West, on said Existing Northeasterly right-of-way line and said Southerly line, 750.16 feet; thence North 52°51'17" West, on said Existing Northeasterly right-of-way line and said Southerly line, 250.49 feet; thence North 60°59'37" West, on said Existing Northeasterly right-of-way line and said Southerly line, 200.63 feet; thence North 54°58'03" West, on said Existing Northeasterly right-of-way line and said Southerly line, 328.78 feet to the Southwest corner of said KCI 29 LOGISTICS PARK FIRST PLAT; thence North 54°58'03" West, on said Existing Northeasterly right-of-way line, 80.77 feet to a point on the West line of the Northeast Quarter of said Northwest Quarter of said Section 9, said point also being on the Northeasterly right-of-way line of Interstate Highway No. 29 as established in said Warranty Deed, Document No. B10585, in Book 464, at Page 334; thence North 64°38'10" West, on said Northeasterly right-of-way line, 311.53 feet; thence North 80°38'29" West, on said Northeasterly right-of-way line, 209.98 feet; thence North 67°17'36" West, on said Northeasterly right-of-way line, 400.40 feet; thence North 69°52'12" West, on said Northeasterly right-of-way line, 375.96 feet to a point on the Easterly right-of-way line of said N Bethel Avenue as established in said Warranty Deed, Document No. B10585, in Book 464, at Page 334; thence North 00°09'28" East, on said Easterly right-of-way line, 34.45 feet to a point on the North line of the Northwest Quarter of said Section 9, said line also being the South line of the Southwest Quarter of said

Section 4; thence North 00°09'28" East, on said Easterly right-of-way line, 619.22 feet; thence North 89°50'32" West, on said Easterly right-of-way line, 80.00 feet; thence North 07°53'48" West, on the Easterly right-of-way line of said Bethel Avenue as established in Warranty Deed, Document No. B10585, in Book 464, Page 334, 107.06 feet; thence North 89°46'34" West, on said Easterly right-of-way line, 31.04 feet to a point on the West line of the Southwest Quarter of said Section 4; thence North 00°13'26" East on said West line, 1,914.57 feet to the Northwest corner of the Southwest Quarter of said Section 4; thence North 89°02'56" East, on the North line of said Southwest Quarter, 2,665.31 feet to the Northeast corner of the Southwest Quarter of said Section 4, also being the Southwest corner of said Northeast Quarter of said Section 4; thence North 89°33'46" East, on the North line of said Southeast Quarter of said Section 4, also being the South line of said Northeast Quarter of said Section 4, a distance of 1,330.29 feet to the Southwest corner of the East half of said Northeast Quarter of said Section 4; thence North 00°39'00" East, on the West line of the East half of said Northeast Quarter of said Section 4, a distance of 2,536.26 feet to a point on the Existing Southerly right-of-way line of Missouri State Highway No. 92, as established in Book 3 at Page 63; thence North 89°35'08" East, on said Existing Southerly right-of-way line, 97.68 feet; thence North 00°24'52" West, on said Existing Southerly right-of-way line, 5.00 feet; thence North 89°35'08" East, on said Existing Southerly right-of-way line, 1,219.38 feet to a point on the East line of said Northeast Quarter of said Section 4, said line also being the West line of said Northwest Quarter of said Section 3; thence South 00°20'59" West, on said East line of said Northeast Quarter of said Section 4 and said West line of said Northwest Quarter of said Section 3, a distance of 2,540.52 feet to the Southeast corner of said Northeast Quarter of said Section 4, also being the Southwest corner of said Northwest Quarter of said Section 3; thence North 89°14'49" East, on the South line of said Northwest Quarter of said Section 3, a distance of 1,317.14 feet to the Southwest corner of the East half of said Northwest Quarter of said Section 3; thence North 00°29'51" East, on the West line of the East half of said Northwest Quarter of said Section 3, a distance of 2,532.83 feet to a point on said Existing Southerly right-of-way line of said Missouri State Highway No. 92, established by said Book 3 at Page 68; thence North 89°35'08" East, on said Existing Southerly right-of-way line, 1,323.55 feet to a point on the East line of said Northwest Quarter of said Section 3, also being the West line of said Northeast Quarter of said Section 3; thence continuing North 89°35'08" East on said Existing Southerly right-of-way line, 1,035.70 feet; thence North 89°58'08" East, on said Existing Southerly right-of-way line, 1,566.75 feet to a point on the Existing Westerly right-of-way line of Missouri State Highway O (N. Winan Road) as established in Book 195 at Page 394; thence South 00°54'19" West, on said Existing Westerly right-of-way line, 14.31 feet; thence South 07°27'39" East, on said Existing Westerly right-of-way line, 34.37 feet; thence South 00°54'19" West, on said Existing Westerly right-of-way line, 567.70 feet; thence South 00°34'19" West, on said Existing Westerly right-of-way line, 1,897.34 feet to a point on the South line of said Northeast Quarter of said Section 3, also being a point on the North line of said Southeast Quarter of said Section 3; thence

continuing South 00°34'19" West on said Existing Westerly right-of-way line, 19.17 feet; thence South 00°33'08" West, on said Existing Westerly right-of-way line, 70.80 feet; thence South 89°33'29" West, on said Existing Westerly right-of-way line, 55.01 feet; thence South 00°33'08" West, on said Existing Westerly right-of-way line, 50.00 feet; thence North 89°33'29" East, on said Existing Westerly right-of-way line, 55.01 feet; thence South 00°33'08" West, on said Existing Westerly right-of-way line, 1,060.40 feet; thence North 78°54'19" West, 250.92 feet; thence South 04°52'36" East, 233.23 feet; thence South 89°23'27" West, 1,060.18 feet to the West line of the East half of said Southeast Quarter of said Section 3, also being the East line of the West half of said Southeast Quarter of said Section 3; thence South 00°29'44" West, on said West line of said East half of said Southeast Quarter of said Section 3, also being said East line of said West half of said Southeast Quarter of said Section 3, a distance of 1,254.83 feet to the Southwest corner of the East half of the said Southeast Quarter of said Section 3, also being the Southeast corner of the West half of said Southeast Quarter of said Section 3; thence North 89°49'32" East, on the South line of said Southeast Quarter of said Section 3, also being the North line of said Northeast Quarter of said Section 10, a distance of 1,318.45 feet to the Point of Beginning.

Containing 100,642,719 square feet or 2,310.439 acres, more or less. All lying above the Winterset Ledge of Limestone Rock. In areas where the Winterset Ledge is absent, all lying above the Bethany Falls Ledge of Limestone Rock. In areas where the Bethany Falls Ledge is absent, all lying above the Elevation 720

is hereby approved, subject to the following conditions:

1. That Ordinance No. 220883, including all conditions provided therein, shall remain in full force and effect.
2. The applicant shall gain approval of a major street plan amendment or revise the alignment accordingly.
3. The developer shall submit a streetscape plan with the 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.
4. In the major street plan, Mexico City Avenue is supposed to go straight north and connect with Highway 92. The MPD proposes to redirect Mexico City Avenue to the west and connect to Bethel Road. This would not provide a direct connect between the major highways (Highway 92 and I-29) and the airport. The new alignment of Mexico City Avenue will require an amendment of the major street plan, through CPC and Council. The new alignment is therefore not approved by approval of this MPD and the applicant must follow the amendment process.

5. 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.
6. The developer shall submit water main extension plans meeting the Kansas City Water rules and regulations and prepared by a Missouri professional engineer. The water main extension plans shall be under contract (permit) prior to final platting or building permit issuance, whichever occurs first. The water main extension plans shall provide sufficient flow and pressure to service the proposed developments.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260213

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Executive Summary

Approving a major amendment to a previously approved Master Planned Development on about 2,500 acres to allow for expanding the District, in District MPD (Master Planned Development) generally located on the north side of I-29/I-435 and Northwest 128th Street, specifically at the northwest corner of North Bethel Avenue and I-435. (CD-CPC-2025-00169)

Discussion

The applicant is seeking approval of a major amendment to the current approved development plan which also serves as a preliminary plat in District MPD (Master Planned Development). This major amendment will allow for 168 acres to be added to the KCI 29 Master Planned Development Boundary to allow for additional lots for industrial development. Hunt Midwest has acquired the 167 acres and requests to add it to the Master Planned Development; each newly created lot will be subject to the MPD standards and subject to the specific uses within that controlling plan. All plans and conditions for ordinance No. 220883 passed by City Council on October 6, 2022, will remain in full force and effect.

The City Plan Commission heard this application on January 21, 2026 and recommended approval with conditions. There was no public testimony at the City Plan Commission.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is an ordinance allowing for the expansion of an already approval Master Planned Development on a private property.
3. How does the legislation affect the current fiscal year?

Not applicable as this is an ordinance allowing for the expansion of an already approval Master Planned Development on a private property.

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

Not applicable as this is an ordinance allowing for the expansion of an already approval Master Planned Development on a private property.

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

Not applicable as this is an ordinance allowing for the expansion of an already approval Master Planned Development on a private property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This legislation has no fiscal impact

Citywide Business Plan (CWBP) Impact

- 1. View the [Adopted 2025-2029 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
 - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - Increase and support local workforce development and small and locally owned businesses.
 - Create a more efficient, solutions-oriented environment, making it easier to operate within the City.

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

Prior Legislation

CD-CPC-2024-00138 – Ordinance 250084, approved by City Council on August 23, 2024 approved a major amendment to an approved development plan for the purpose of expanding the district, and allowing for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/I-435 and Northwest 128th Street, specifically at the southeast corner of MO Route 92 and North Bethel Avenue at the terminus of Mexico City Avenue.

Case No. CD-CPC-2022-00097 – Ordinance No. 220883, approved by City Council on October 6, 2022, approved a major amendment to an approved development plan which also serves as the preliminary plat, in District MPD (Master Planned Development) for the purpose of expanding the district, and allowing for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/I-435 and Northwest 128th Street, specifically at the southeast corner of MO Route 92 and North Bethel Avenue at the terminus of Mexico City Avenue.

Case No. CD-AA-2024-00029 – On August 23, 2024, staff approved a minor amendment to an approved development plan which also serves as the preliminary plat, in District MPD (Master Planned Development) to allow for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/I-435 and Northwest 128th Street, specifically at the southeast corner of MO Route 92 and North Bethel Avenue at the terminus of Mexico City Avenue.

Service Level Impacts

None

Staff Recommendation

City Planning and Development

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

Select One: Recommend
 Do Not Recommend

Not Applicable

City staff and City Plan Commission recommend approval, subject to conditions of this ordinance based on all applicable city codes.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance allowing for the expansion of an already approval Master Planned Development on a private property.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an ordinance allowing for the expansion of an already approval Master Planned Development on a private property.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance allowing for the expansion of an already approval Master Planned Development on a private property.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not applicable as this is an ordinance allowing for the expansion of an already approval Master Planned Development on a private property.

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

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

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

Please provide reasoning why not:

Not applicable as this is an ordinance allowing for the expansion of an already approval Master Planned Development on a private property.

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

No(Press tab after selecting)

Not applicable as this is an ordinance allowing for the expansion of an already approval Master Planned Development on a private property.

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



File #: 260220

ORDINANCE NO. 260220

Sponsor: Director of City Planning and Development Department

Amending the Major Street Plan for Kansas City to revise the alignment of Mexico City Avenue, from connecting to Highway 92, to connecting to North Bethel Avenue, and directing the City Clerk to file certain documents with the appropriate offices. (CD-CPC-2025-00170).

WHEREAS, a Major Street Plan for Kansas City was adopted by Second Committee Substitute for Ordinance No. 64073, passed September 28, 1989; and

WHEREAS, further changes were recommended and approved by Ordinance No. 64073, passed September 28, 1989; Ordinance No. 64760, passed November 22, 1989; by Ordinance No. 911308, passed November 27, 1991; by Ordinance No. 960104, passed March 7, 1996; by Committee Substitute for Ordinance No. 971243, passed February 5, 1998; by Committee Substitute for Ordinance No. 000742, passed June 29, 2000; by Ordinance No. 020136, passed March 6, 2002; by Ordinance No. 011406, passed July 18, 2002; by Committee Substitute for Ordinance 011288, passed August 15, 2002; and by Ordinance No. 030928, passed September 11, 2003, by Ordinance Nos. 051158, 051159, 051160 and 051161, all passed October 6, 2005; by Ordinance No. 060579, passed June 15, 2006; by Committee Substitute for Ordinance No. 061235, passed November 30, 2006; by Ordinance 080150, passed March 6, 2008; by Ordinance 080204, passed March 13, 2008, by Ordinance 090187, passed April 9, 2009, by Ordinance No. 110249, passed October 23, 2011; by Ordinance No. 160336, passed June 23, 2016; by Ordinance No. 210837, passed September 23, 2021, by Ordinance No. 220661, passed on August 25, 2022 and Ordinance No. 220884, passed on October 6, 2022; and

WHEREAS, further review and revisions have been initiated by staff concerning certain issues related to the Major Street Plan; and

WHEREAS, the review by City staff has been reflected in the recommended modifications to the Major Street Plan specifically for the Major Street Plan Map and Appendix A - Major Street Inventory; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Major Street Plan of Kansas City is hereby amended to revise the alignment of Mexico City Avenue from connecting to Highway 92, to connecting to North Bethel Avenue. Copies of the amended Major Street Plan are on file in the office of the City Clerk with this ordinance and are incorporated herein by reference.

Section 2. That the City Clerk is hereby directed to file such documents in the office of the Recorder of Deeds for Platte County, Missouri, Jackson County, Missouri, Clay County, Missouri, and Cass County, Missouri.

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

..end

I hereby certify that as required by Chapter 89, Revised Statutes of Missouri, the foregoing Major Street Plan amendment was duly advertised and public hearings were held.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260220

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Executive Summary

Amending the Major Street Plan for Kansas City to revise the alignment of Mexico City Avenue, from connecting to Highway 92, to connecting to North Bethel Avenue, and directing the City Clerk to file certain documents with the appropriate offices. (CD-CPC-2025-00170)

Discussion

The requested Major Street Plan Amendment is a result of the most recent major amendment to the KCI 29 Logistics Park controlling MPD Plan. The City's Major Street Plan shows the extension of Mexico City Avenue going north and connecting to Missouri 92 Highway. Rights-of-ways identified on the Major Street Plan are constructed by the City, while developers are required to pay impact fees and dedicate the land needed to construct the road. The applicant has chosen to reroute Mexico City Avenue to the west and connect it to north Bethel Avenue.

Staff Recommendation: Approval

CPC Recommendation: Approval

There was no public testimony at the January 21, 2026 City Plan Commission hearing regarding this Major Street Plan Amendment.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this ordinance will amend the Major Street Plan.
3. How does the legislation affect the current fiscal year?
Not applicable as this ordinance will amend the Major Street Plan.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this ordinance will amend the Major Street Plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this ordinance will amend the Major Street Plan.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This legislation has no fiscal impact

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

CD-CPC-2025-00169 – A request to approve a major amendment to a previously approved development plan which also serves as the preliminary plat in District MPD for the purpose of expanding the MPD district.

Service Level Impacts

No impact expected.

Staff Recommendation

City Planning and Development

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

Select One: Recommend
 Do Not Recommend
 Not Applicable

City Plan Commission and City Staff recommend approval subject to all applicable city codes.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this ordinance will amend the Major Street Plan.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this ordinance will amend the Major Street Plan.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this ordinance will amend the Major Street Plan.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not applicable as this ordinance will amend the Major Street Plan.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Not applicable as this ordinance will amend the Major Street Plan.

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

No(Press tab after selecting)

Not applicable as this ordinance will amend the Major Street Plan.

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

No(Press tab after selecting)



File #: 260221

ORDINANCE NO. 260221

Sponsor: Director of City Planning and Development Department

Revising a previously approved street name plan known as the Barryview Townhomes Street Name Plan to align with the currently assigned addresses and street names.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the name of Northwest 82nd Street, approximately 380 feet in length from the center line of North Milrey Drive east to the center line of North Berkley Avenue, be changed to Northwest 82nd Terrace.

Sections B. That the name of Northwest 81st Terrace, approximately 400 feet in length from the center line of North Milrey Drive east to the center line of North Berkley Avenue, be changed to Northwest 82nd Street.

Section C. That the name of Northwest 81st Street, approximately 450 feet in length from the center line of North Milrey Drive east to the center line of North Berkley Avenue, be changed to Northwest 81st Terrace.

Section D. That the Street Naming Committee convened on February 5, 2026, to review the request to revise the Barryview Townhomes Street Name Plan and presented a recommendation to the City Council as to the name changes pursuant to the requirements of Section 88-605-03(F) of the City's Zoning and Development Code.

Section E. That existing traffic ordinances on these streets will remain in effect and will not be affected by the street name designations.

Section F. That the Council finds and declares that before taking any action on the proposed street name change hereinabove, all public notices have been given and hearings have been held as required by law.

..end

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

Justin Smith
Secretary, Street Naming Committee

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260221

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Executive Summary

Revising a previously approved street name plan known as the Barryview Townhomes Street Name Plan to align with the currently assigned addresses and street names.

Discussion

The Barryview Townhomes Street Name Plan is a previously approved street name plan. When addresses and street signs were assigned and installed, an error occurred and incorrect street names were assigned and installed. The goal of this ordinance is to correct the previously approved street name plan to reflect the currently assigned addresses and installed street signs.

The Zoning and Development Code requires the Street Naming Committee to review all street names and provide a recommendation on renaming. The Street Naming Committee heard this application at the 2/5/26 committee meeting and recommended approval of the street renaming. An official street renaming application is not required to be heard at the City Plan Commission, only the Street Naming Committee and City Council.

Street renaming requires a city council public hearing and mailed notices at least 13 days before the date of the hearing. The required mailed notice to property owners adjacent to the street sections being renamed to notify them of the public hearing at the NPD Committee on March 3, 2026.

There has not been any public testimony to date on this ordinance request.

Fiscal Impact

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

2. What is the funding source?
Not applicable as this is ordinance is authorizing a revision to a previously approved street name plan.
3. How does the legislation affect the current fiscal year?
Not applicable as this is ordinance is authorizing a revision to a previously approved street name plan.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is ordinance is authorizing a revision to a previously approved street name plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is ordinance is authorizing a revision to a previously approved street name plan.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This legislation has no fiscal impact

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

CD-ROW-2025-00016 - A request to approved a street name plan for Barryview Townhomes, approved by the Street Naming Committee on May 22, 2025.

Service Level Impacts

No impacts expected as the street signs installed reflect the corrections in this street name plan.

Staff Recommendation

City Planning and Development

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

Select One: Recommend
 Do Not Recommend
 Not Applicable

Street Naming Committee recommends approval of this revised street name plan.

Other Impacts

1. What will be the potential health impacts to any affected groups?
 Not applicable as this is ordinance is authorizing a revision to a previously approved street name plan.
2. How have those groups been engaged and involved in the development of this ordinance?

Not applicable as this is ordinance is authorizing a revision to a previously approved street name plan.

3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is ordinance is authorizing a revision to a previously approved street name plan.

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

Not applicable as this is ordinance is authorizing a revision to a previously approved street name plan.

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

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

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

Please provide reasoning why not:

Not applicable as this is ordinance is authorizing a revision to a previously approved street name plan.

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

No(Press tab after selecting)

Not applicable as this is ordinance is authorizing a revision to a previously approved street name plan.

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