



Agenda

Neighborhood Planning and Development Committee

Lee Barnes Jr., Chair
Andrea Bough, Vice Chair
Dan Fowler
Brandon Ellington
Teresa Loar

Wednesday, December 15, 2021

1:30 PM

26th Floor, Council Chamber

<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>

Beginning of Consent(s)

[211081](#)

Approving the plat of Somerbrook Tenth Plat, an addition in Clay County, Missouri, on approximately 23.71 acres generally located at the southeast corner of the intersection of N. Stark Avenue and N.E. 112th Street, creating 77 lots and 2 tracts for the purpose of creating a 77 lot single family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents.
(CLD-FnPlat-2021-00035)

Attachments: [2021-00035 Ordinance Fact Sheet](#)

211082 Approving the plat of Collision Works, an addition in Jackson County, Missouri, on approximately 2.43 acres generally located at 205 W. 135th Street, creating 1 lot for the purpose of a 1 lot commercial development; accepting various easements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00037)

Attachments: [2021-00037 Ordinance Fact Sheet](#)

211083 Approving the plat of Somerbrook Ninth Plat, an addition in Clay County, Missouri, on approximately 10.51 acres generally located at the southeast corner of the intersection of N. Stark Avenue and N.E. 112th Street, creating 26 lots and 1 tract for the purpose of creating a 26 lot single family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00008)

Attachments: [2021-00008 Ordinance Fact Sheet](#)

211084 Approving the plat of Post Hill Second Plat, an addition in Platte County, Missouri, on approximately 10.262 acres generally located on the east side of N.W. Skyview Avenue approximately 1,100 feet south of Tiffany Springs Parkway, creating 36 lots and 1 tract for the purpose of creating a 36 lot single family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00029)

Attachments: [2021-00029 Ordinance Fact Sheet](#)

End of Consent(s)

211089 Accepting and approving a grant award for a total amount of \$2,211,072.00 with the Missouri Department of Health and Senior Services to assist with local efforts regarding COVID-19 response and coordination; estimating and appropriating \$2,047,349.00 in the Health Grants Fund; designating requisitioning authority, and recognizing this ordinance as having an accelerated effective date.

Attachments: [ELC Grant FY22 - Fact Sheet](#)
[ELC Grant FY22 - Fiscal Note](#)
[ELC Grant FY22 - Budget](#)
[Approp Admin - 1236](#)

[211090](#) Rezoning an area of about 13 acres generally located at the southeast corner of E. 135th Street and Holmes Road from District B3-2 to District UR (Urban Redevelopment), and approving a development plan which also serves as a preliminary plat to allow for a 180-unit multi-family development within four buildings. (CD-CPC-2021-00125)

Attachments: [CD-CPC-2021-00125 FACTSHT](#)

HELD IN COMMITTEE

[200810](#) Approving the petition to establish the Health Sciences District Community Improvement District; establishing the Health Sciences District Community Improvement District generally located north of E. 25th Street, south of E. 22nd Street, and bounded by Gilham Road to the west and Troost Avenue to the east, Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development.

Attachments: [Final ORD FACTSHEET CID \(1\)](#)

Bough

[210565](#) Amending Chapter 74, Code of Ordinances, by enacting a new Article VII that establishes the City's comprehensive policy for the approval of new community improvement districts and existing community improvement districts; and repealing Second Committee Substitute for Resolution No. 120605 and Resolution No. 130844.

Attachments: [fact sheet](#)

[210900](#) RESOLUTION - Amending the Midtown Plaza Area Plan by changing the recommended land use from Residential Medium Density to Residential High Density on about .22 acres, generally located at 3933 Kenwood Ave, to allow for the development of three triplexes. (CD-CPC-2021-0012

Attachments: [CD-CPC-2021-00120 FactSheet](#)

[210901](#) Rezoning an area of about .22 areas generally located at 3933 Kenwood Avenue from R-5 to R-1.5 to allow for the development of three triplexes. (CD-CPC-2021-00119)

Attachments: [CD-CPC-2021-00119 FactSheet - Copy](#)

[211061](#) Accepting and approving a one-year \$65,879.00 contract with the Missouri Department of Health and Senior Services to conduct tuberculosis control activities in Kansas City, Missouri.

Attachments: [TB Grant FY22 - Fact Sheet](#)
[TB Grant FY22 - Fiscal Note](#)
[TB Grant FY22 - Budget Sheet](#)

Bough

[211068](#) Amending Chapter 34, Code of Ordinances, "Health and Sanitation" by repealing Section 34-848.2, "Disclosure to Tenants," it in its entirety and enacting in lieu thereof a new Section 34-848.2 of like title and subject matter, to add a requirement to the Healthy Rental Homes Program that property owners provide written notice to tenants regarding the existence of the Tenants' Right to Counsel Program.

Attachments: [No Fact Sheet](#)

Lucas, Shields and Bunch

[211073](#) Authorizing the City Manager to execute a Cooperative Agreement with the Health Sciences Community Improvement District with respect to certain housing improvements, infrastructure improvements, and economic development planning and the redevelopment of underutilized real property located within the Health Sciences Community Improvement District.

Attachments: [No Fact Sheet](#)

ADDITIONAL BUSINESS

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

2. Closed Session

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

3. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. 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.



File #: 211081

ORDINANCE NO. 211081

Approving the plat of Somerbrook Tenth Plat, an addition in Clay County, Missouri, on approximately 23.71 acres generally located at the southeast corner of the intersection of N. Stark Avenue and N.E. 112th Street, creating 77 lots and 2 tracts for the purpose of creating a 77 lot single family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00035)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

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

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

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on September 22, 2021.

..end

Approved as to form and legality:

Eluard Alegre
Assistant City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

211081

Ordinance Number

Brief Title

Approving the plat of Somerbrook Tenth Plat, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 23.71 acres generally located at the southeast corner of the intersection of N. Stark Avenue and N.E. 112th Street, creating 77 lots and 2 tracts.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Clayton Properties Group, Inc, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 77 lot single family home subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 1(CL) O'Neill - Hall Other districts (school, etc.) Liberty 230</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Case No. CD-CPC-2019-00137- Committee Substitute Ordinance No. 200372 passed by City Council on May 21, 2020, approved an amendment to the existing Somerbrook Community Unit Project (CUP) plan, in District R-7.5 (Residential 7.5) on about 230 acres generally located at the northeast corner of M-291 (NE. Cookingham Drive) and N. Stark, extending up to NE. 112th Street, to allow for modifications to the 8th and 9th Plats.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Clayton Properties Group, Inc. City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission September 22, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

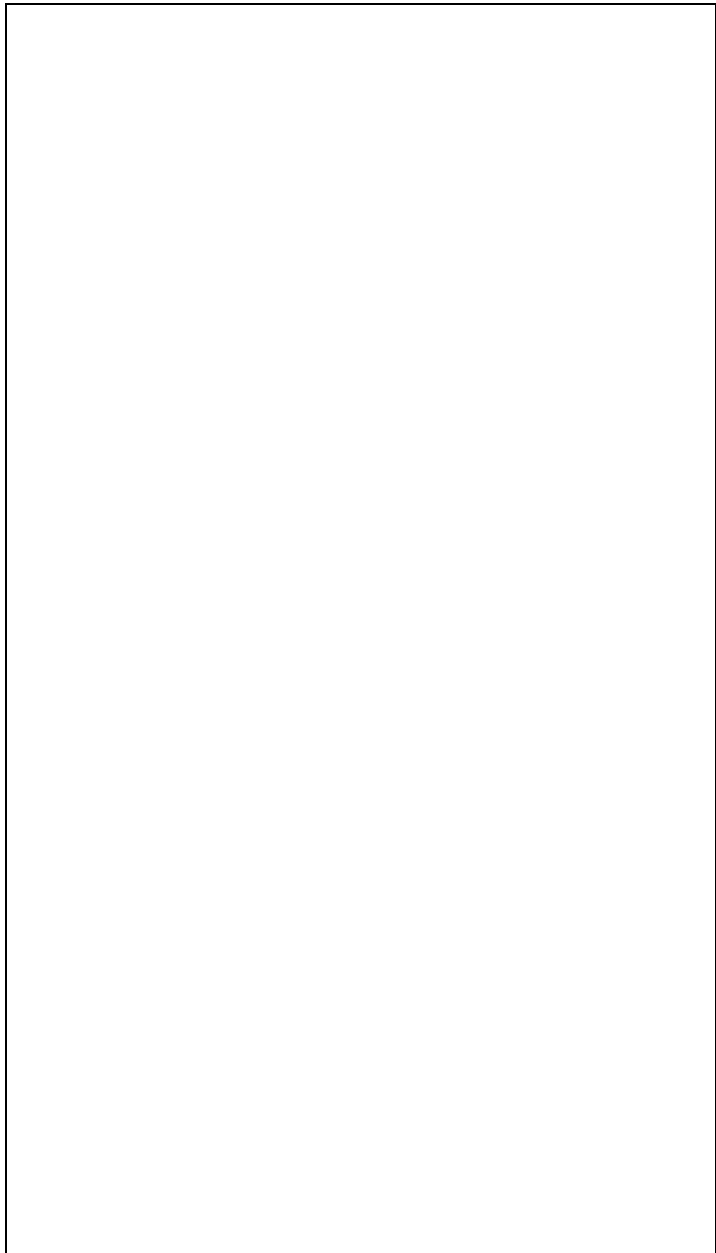
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Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of public and private improvements for a 77 lot single-family residential development, and two private open space tracts on approximately 23.71 acres of previously undeveloped property. There is also an existing stormwater detention facility constructed by an earlier Somerbrook plat. These facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: November 30, 2021

Reviewed by:
Joe Rexwinkle,
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00035



File #: 211082

ORDINANCE NO. 211082

Approving the plat of Collision Works, an addition in Jackson County, Missouri, on approximately 2.43 acres generally located at 205 W. 135th Street, creating 1 lot for the purpose of a 1 lot commercial development; accepting various easements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00037)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on September 7, 2021.

..end

Approved as to form and legality:

Eluard Alegre
Assistant City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

211082

Ordinance Number

Brief Title

Approving the plat of Collision Works, an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 2.43 acres generally located at 205 W. 135th Street, creating 1 lot.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Sponsor</td> <td>Jeffrey Williams, AICP, Director Department of City Planning & Development</td> </tr> <tr> <td>Programs, Departments, or Groups Affected</td> <td>City-Wide Council District(s) 6(JA) Other districts (school, etc.) Grandview 130</td> </tr> <tr> <td>Applicants / Proponents</td> <td>Applicant(s) Collision Works Properties, LLC City Department City Planning and Development Other</td> </tr> <tr> <td>Opponents</td> <td>Groups or Individuals None Known Basis of Opposition</td> </tr> <tr> <td>Staff Recommendation</td> <td><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</td> </tr> <tr> <td>Board or Commission Recommendation</td> <td>By: City Plan Commission September 7, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</td> </tr> <tr> <td>Council Committee Actions</td> <td><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</td> </tr> </table>	Sponsor	Jeffrey Williams, AICP, Director Department of City Planning & Development	Programs, Departments, or Groups Affected	City-Wide Council District(s) 6(JA) Other districts (school, etc.) Grandview 130	Applicants / Proponents	Applicant(s) Collision Works Properties, LLC City Department City Planning and Development Other	Opponents	Groups or Individuals None Known Basis of Opposition	Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:	Board or Commission Recommendation	By: City Plan Commission September 7, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions	Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass
Sponsor	Jeffrey Williams, AICP, Director Department of City Planning & Development														
Programs, Departments, or Groups Affected	City-Wide Council District(s) 6(JA) Other districts (school, etc.) Grandview 130														
Applicants / Proponents	Applicant(s) Collision Works Properties, LLC City Department City Planning and Development Other														
Opponents	Groups or Individuals None Known Basis of Opposition														
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:														
Board or Commission Recommendation	By: City Plan Commission September 7, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions														
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass														
<p>Reason for Project This final plat application was initiated by Collision Works Properties, LLC in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 1 lot commercial subdivision.)</p>															
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Case No. CD-CPC-2021-00040 approved by City Plan Commission on April 20, 2021 allowed for a commercial development including a 19,000 square foot commercial building, private parking lot, private storm sewer, private utilities, and public sanitary sewer. The proposed request is in substantial conformance to the controlling plan.</p>															

Details

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Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
How will this contribute to a sustainable Kansas City?	<p>This project consists of platting to create a single lot for a commercial development on approximately 2.5 acres. The pre-development peak discharge rate and volume for storm water will not be exceeded after development of the site.</p> <p>Written by Lucas Kaspar, PE</p>

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: November 30, 2021

Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00037



File #: 211083

ORDINANCE NO. 211083

Approving the plat of Somerbrook Ninth Plat, an addition in Clay County, Missouri, on approximately 10.51 acres generally located at the southeast corner of the intersection of N. Stark Avenue and N.E. 112th Street, creating 26 lots and 1 tract for the purpose of creating a 26 lot single family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00008)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

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

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

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on April 20, 2021.

..end

Approved as to form and legality:

Eluard Alegre
Assistant City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

211083

Ordinance Number

Brief Title

Approving the plat of Somerbrook Ninth Plat, an addition in Kansas City, Clay County, Missouri.

<p>Specific Address Approximately 10.51 acres generally located at the southeast corner of the intersection of N Stark Avenue and NE 112th Street, creating 26 lots and 1 tract.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Clayton Properties Group, Inc. in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 36 lot single family home subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 1(CL) O’Neill - Hall Other districts (school, etc.) Liberty 230</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Case No. CD-CPC-2019-00137 – Committee Substitute Ordinance No. 200372 passed by City Council on May 21, 2020, approved an amendment to the existing Somerbrook Community Unit Project (CUP) plan, in District R-7.5(Residential 7.5) on about 230 acres generally located at the northeast corner of M-291 (NE Cookingham Drive) and N. Stark, extending up to NE 112th Street, to allow for modifications to the Eighth and Ninth Plats.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Clayton Properties Group, Inc. City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission April 20, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

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Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

	<p>How will this contribute to a sustainable Kansas City?</p>	<p>This project consists of public and private improvements for a 26 lot single-family residential development, two private open space tracts on approximately 11 acres of previously undeveloped property. There is also an existing stormwater detention facility constructed by an earlier Somerbrook plat. These facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: December 1, 2021

Reviewed by:

Joseph Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00008



File #: 211084

ORDINANCE NO. 211084

Approving the plat of Post Hill Second Plat, an addition in Platte County, Missouri, on approximately 10.262 acres generally located on the east side of N.W. Skyview Avenue approximately 1,100 feet south of Tiffany Springs Parkway, creating 36 lots and 1 tract for the purpose of creating a 36 lot single family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00029)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

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

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

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on September 21, 2021.

..end

Approved as to form and legality:

Eluard Alegre
Assistant City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

211084

Ordinance Number

Brief Title

Approving the plat of Post Hill Second Plat, an addition in Kansas City, Platte County, Missouri

<p>Specific Address Approximately 10.262 acres generally located on the east side of NW Skyview Ave approximately 1,100 feet south of Tiffany Springs Parkway, creating 36 lots.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Genesis Construction Management, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 36 lot single family home subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 2(PL) Loar - Fowler Other districts (school, etc.) Park Hill</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Case No. CD-CPC-2021-00003 was approved by City Plan Commission on April 20, 2021 and serves as a final plan for the Post Hill 2nd Plat. The proposed request is in substantial conformance to the controlling plan.</p> <p>RELATED RELEVANT CASES On April 13, 2021, the Board of Zoning Adjustment granted a variance to the platted street side yard setbacks abutting NW Skyview Avenue of Lots 12, 13, 19, and 20 in the amount of 20 feet to allow for the construction of new single-family homes.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Genesis Construction Management City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission September 21, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

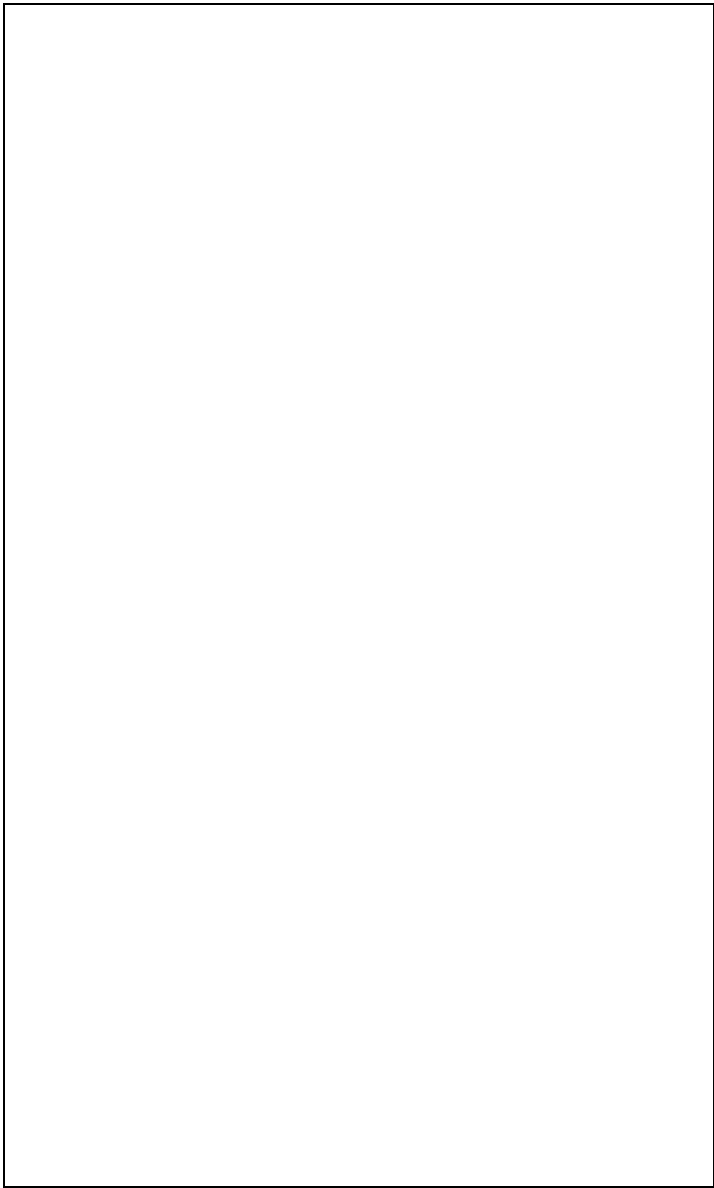
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Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of public and private improvements for a 37 lot single-family residential development and one storm water detention tract on approximately 10.3 acres of previously undeveloped property. These facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: December 1, 2021

Reviewed by:
Joseph Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00029



File #: 211089

ORDINANCE NO. 211089

Accepting and approving a grant award for a total amount of \$2,211,072.00 with the Missouri Department of Health and Senior Services to assist with local efforts regarding COVID-19 response and coordination; estimating and appropriating \$2,047,349.00 in the Health Grants Fund; designating requisitioning authority, and recognizing this ordinance as having an accelerated effective date.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a grant award in the amount of \$2,211,072.00 between the City of Kansas City, Missouri, acting through its Director of Health, and the Missouri Department of Health and Senior Services, acting through its Director of Administration, whereby the State will provide funding to assist with efforts regarding COVID-19 response and coordination within Kansas City, Missouri for the period beginning July 1, 2021 through June 30, 2023, is hereby accepted and approved. A copy of the grant award agreement, in substantial form, is on file with the Director of Health.

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

22-2480-500001-472610-G50506924	ELC Enhancing Detection Expansion	\$2,047,349.00
---------------------------------	--------------------------------------	----------------

Section 3. That the sum of \$2,047,349.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

22-2480-505069-A-G50506924	ELC Enhancing Detection Expansion	\$ 589,864.00
22-2480-505069-B-G50506924	ELC Enhancing Detection Expansion	1,357,485.00
22-2480-505069-C-G50506924	ELC Enhancing Detection Expansion	<u>100,000.00</u>
	TOTAL	\$2,047,349.00

Section 4. That the Director of Health is hereby authorized to expend the additional sum of \$2,047,349.00 from funds appropriated to Account No. 22-2480-505069-G50506924 for the aforesaid contract, for the portion of the contract to be expended this fiscal year.

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

..end

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

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Joseph A. Guarino
Assistant City Attorney

LEGISLATIVE FACT SHEET		Legislation Number:	211089	
		Approval Deadline:		
LEGISLATION IN BRIEF:				
What is the reason for this legislation?		Fact Sheet Color Codes		
		User Entered Field		
		User Select From Menu		
		For OMB Use		
		Sponsor(s)		
		Programs, Departments, or Groups Affected		
		Sub-Program in Budget (page #)		
		Applicants/ Proponents	City Department	
			Other	
		Staff Recommendation		
		Board or Commission Recommendation		
		Future Impacts		
Cost of Legislation current Fiscal Year				
Costs in Future Fiscal Years?				
Annual Revenue Increase/Decrease				
Applicable Dates:				
Prepared by:				
Date Prepared:				
Reviewed by:				
Date Reviewed				
Reference Numbers				
Discussion (including relationship to other Council actions)				
Citywide Business Plan Goal				
Citywide Business Plan Objective				
Citywide Business Plan Strategy				

LEGISLATION IN BRIEF:

Accepting and approving a grant award for a total amount of \$2,211,072.00 with the Missouri Department of Health and Senior Services to expand epidemiology and laboratory enhancing detection to assist with local efforts regarding COVID-19 response and coordination

What is the purpose of this legislation? OPERATIONAL GRANT

For Accepting financial contributions from Federal State and/or third parties to fund municipal programs. Programs supported by grants may require matching contributions from the City, or for the City to pay for program activities beyond the lifespan of the grant.

Does this grant require a match? See Section 01 for the City's Grant Match in the Current Fiscal year	NO	Yes/No
Does this legislation estimate Grant Revenues? See Section 02 for the New Estimated Revenues by Year.	YES	Yes/No
Does this legislation estimate Grant Appropriations? See Section 03 Below, Note all future Revenues in Section 04.	YES	Yes/No
Does this grant create an ongoing expense for the city? See Section 04 for five years of ongoing operational Impacts.	YES	Yes/No

Section 00: Notes:

This grant award spans from July 1, 2021 through June 30, 2023. Future revenue will be estimated in the appropriate fiscal year's budget.

If this grant is renewable, we do not assume that it will renew. If it is not, the city assumes the full cost in out years.

FINANCIAL IMPACT OF LEGISLATION

Section 01: If applicable, where are funds appropriated in the current budget?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
2480	505069	A	G50506924	71,150.00	

Section 02: If applicable, where will new revenues be estimated?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
2480	500001	472610	G50506924	2,047,349.00	92,573.00

Section 03: If applicable, where will appropriations be increased?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
2480	505069	Various	G50506924	2,047,349.00	92,573.00

NET IMPACT ON OPERATIONAL BUDGET	-	-
<i>RESERVE STATUS:</i>	REVENUE SUPPORTED	

SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2480	Health Grants	2,118,499.00	92,573.00					
		-						
		-						
		-						
TOTAL REV		2,118,499.00	92,573.00	-	-	-	-	-

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2480	Health Grants	2,118,499.00	92,573.00					
TOTAL EXP		2,118,499.00	92,573.00	-	-	-	-	-

NET Per-YEAR IMPACT	-	-	-	-	-	-	-	-
NET IMPACT (SIX YEARS)		-						

REVIEWED BY Vickie Watson	DATE 12/2/2021
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Epidemiology and Laboratory Capacity
Enhancing Detection Expansion

Object Line	Budget		
	FY22	FY23	Total
A01100 Personnel	\$661,014	\$60,093	\$721,107
A Personnel Services	\$661,014	\$60,093	\$721,107
B18560 Contractual Services	\$1,357,485	\$32,480	\$1,389,965
B Contractual Services	\$1,357,485	\$32,480	\$1,389,965
C21100 Offices Supplies	\$100,000	\$0	\$100,000
C Commodities Services	\$100,000	\$0	\$100,000
TOTAL	\$2,118,499	\$92,573	\$2,211,072

Epidemiology and Laboratory Capacity Enhancing Detection Expansion

Revenues		Current Budget	Revised	Dollar
Account Number	Revenue Account Title	Estimate	Estimate	Change
22-2480-500001-472610-G50506924	ELC Enhancing Detection Expansion	\$ 71,150	\$ 2,118,499	\$ 2,047,349

Appropriations		Current	Revised	Dollar
Account Number	Appropriation Account Title		Estimate	Change
22-2480-505069-A-G50506924	ELC Enhancing Detection Expansion	\$ 71,150	\$ 661,014	\$ 589,864
22-2480-505069-B-G50506924	ELC Enhancing Detection Expansion	\$ -	\$ 1,357,485	\$ 1,357,485
22-2480-505069-C-G50506924	ELC Enhancing Detection Expansion	\$ -	\$ 100,000	\$ 100,000
		\$ 71,150	\$ 2,118,499	\$ 2,047,349



File #: 211090

ORDINANCE NO. 211090

Rezoning an area of about 13 acres generally located at the southeast corner of E. 135th Street and Holmes Road from District B3-2 to District UR (Urban Redevelopment), and approving a development plan which also serves as a preliminary plat to allow for a 180-unit multi-family development within four buildings. (CD-CPC-2021-00125)

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 88-20A1305, rezoning an area of approximately 13 acres generally at the southeast corner of E. 135th Street and Holmes Road from District B3-2 (Community Business (Dash 2)) to District UR (Urban Redevelopment), said section to read as follows:

Section 88-20A1305 That an area legally described as:

All that part of the North 30 acres of the East 1/2 of the Southeast 1/4 of Section 20, Township 47, Range 33, in Kansas City, Jackson County, Missouri, described as follows:

Commencing at the northeast corner of the Southeast Quarter of Section 20, Township 47, Range 33, Kansas City, Jackson County, Missouri; thence North 85°47'47" West (deed: North 85°44'08" West), along the north line of the east half of said Southeast Quarter, 450.00 feet to the northwest corner of the east 450 feet of the north 30 acres thereof, said point being the point of beginning; thence South 03°28'51" West (deed: South 03°29'24" West), along the west line of the east 450 feet of said north 30 acres, 989.53 feet (deed: 989.99 feet) to the southwest corner thereof; thence North 85°51'31" West (deed: North 85°51'20" West), along the south line of said north 30 acres, 575.26 feet; thence North 03°44'00" East, 960.11 feet to the south line of a tract of land conveyed to the City of Kansas City for right-of-way by Document No. 1990-K-0948420; thence South 85°47'47" East (deed: South 85°44'08" East), along the south line of said tract of land, 31.50 feet to the southeast corner thereof; thence North 04°12'13" East (deed: North 04°15'52" East), 30.00 feet to the northeast corner of said tract of land, said point being on the north line of the east half of the Southeast Quarter of said Section 20; thence South 85°47'47" East (deed: South 85°44'08" East),

along the north line of said east half, 539.17 feet (deed: 539.38 feet) to the point of beginning, containing 13.000 acres, more or less.

is hereby rezoned from District B3-2 (Community Business (Dash 2)) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A1305, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. The developer shall submit design guidelines for the proposed development. The design guidelines shall call out how this plan incorporates the Martin City Area Plan design guidelines wherever the opportunity presents itself. The guidelines shall call out all preferred and prohibited building materials.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
3. The developer shall secure approval of a final development plan from Development Management Division staff prior to building permit.
4. The developer shall file for a minor subdivision lot split to create the project parcel prior to ordinance request. Said minor subdivision plat shall be approved and recorded prior to issuance of a building permit.
5. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with Section 88-415 requirements.
6. The developer shall show the limits of the 100-year floodplain plus the one foot freeboard on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.
7. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance

with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Land Development Division.

8. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
9. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
10. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1).
11. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
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).
13. 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).
14. Fire Department access roads shall be provided before to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5).
15. Required Fire Department access roads are designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3).
- 16.
17. Dead-end Fire Department access road(s) in excess of 150 feet shall be provided with an approved turn around feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5).
18. The turning radius for Fire Department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4).
19. Buildings exceeding three (3) stories or 30 feet in height shall have at least two

means of fire apparatus access. (IFC-2018: § D104.1).

20. 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).
21. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
22. The developer is 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. Per the note referencing payment in lieu of dedication, the amount due shall be based upon the (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to a certificate of occupancy. At 180 units, the parkland fee shall be \$105,410.95.
23. The developer shall construct a southbound left turn lane at the intersection of Holmes Road and Drive 3 (located approximately 390 feet south of the Holmes Road/E. 135th Street intersection) with a minimum 50 feet of storage plus taper. This shall be constructed before any certificate of occupancy for the development.
24. The developer shall construct a northbound right turn lane at the intersection of Holmes Road and Drive 3 (located approximately 390 feet south of the Holmes Road/E. 135th Street intersection) with a minimum 100 feet of storage plus taper. This shall be constructed before any certificate of occupancy for the development.
25. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development prior to issuance of a building permit.
26. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.
27. The developer shall submit water main extension drawings prepared by a registered professional engineer in Missouri to the main extension desk for review, acceptance and contracts per the Kansas City water rules and regulations for water main extensions and relocations. The engineer shall set up a coordination meeting with Water Services Department staff to discuss water mains and service lines.

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

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

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/ZONING

211090

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2021-00125

Brief Title	Approval Deadline
To consider rezoning about 13 acre from District B3-2 to District UR and approval of a development plan/ preliminary plat that allows for 180 units multi-family development within 4 buildings.	

<p>Details</p> <p>Specific Address Generally located at the southeast corner of E. 135th Street and Holmes Road.</p> <p>Reason for Legislation To consider rezoning about 13 acres from District B3-2 to District UR (Urban Redevelopment) and approving a development plan which also serves as a preliminary plat to allow for 180 units multi-family development within 4 buildings.</p> <p>Discussion SEE ATTACHED CPC STAFF REPORT.</p>	<p>Positions/Recommendations</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px;">Sponsor</td> <td style="padding: 5px;">Jeffrey Williams, AICP, Director Department of City Planning and Development</td> </tr> <tr> <td style="padding: 5px;">Programs, Departments, or Groups Affected</td> <td style="padding: 5px;">6th District (Bough & McManus)</td> </tr> <tr> <td style="padding: 5px;">Applicants / Proponents</td> <td style="padding: 5px;"> <p>Applicant Miller Commerce</p> <p>City Department City Development</p> <p>Other</p> </td> </tr> <tr> <td style="padding: 5px;">Opponents</td> <td style="padding: 5px;"> <p>Groups or Individuals</p> <p>Basis of opposition</p> </td> </tr> <tr> <td style="padding: 5px;">Staff Recommendation</td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <p>Reason Against</p> </td> </tr> <tr> <td style="padding: 5px;">Board or Commission Recommendation</td> <td style="padding: 5px;"> <p>City Plan Commission (5-0) 10-05-2021</p> <p>By Aye: (Allender, Baker, Beasley, Crowl, and Enders.)</p> <input checked="" type="checkbox"/> For <input type="checkbox"/> Against No action taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions) </td> </tr> <tr> <td style="padding: 5px;">Council Committee Actions</td> <td style="padding: 5px;"> <input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass </td> </tr> </table>	Sponsor	Jeffrey Williams, AICP, Director Department of City Planning and Development	Programs, Departments, or Groups Affected	6th District (Bough & McManus)	Applicants / Proponents	<p>Applicant Miller Commerce</p> <p>City Department City Development</p> <p>Other</p>	Opponents	<p>Groups or Individuals</p> <p>Basis of opposition</p>	Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <p>Reason Against</p>	Board or Commission Recommendation	<p>City Plan Commission (5-0) 10-05-2021</p> <p>By Aye: (Allender, Baker, Beasley, Crowl, and Enders.)</p> <input checked="" type="checkbox"/> For <input type="checkbox"/> Against No action taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)	Council Committee Actions	<input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass
Sponsor	Jeffrey Williams, AICP, Director Department of City Planning and Development														
Programs, Departments, or Groups Affected	6th District (Bough & McManus)														
Applicants / Proponents	<p>Applicant Miller Commerce</p> <p>City Department City Development</p> <p>Other</p>														
Opponents	<p>Groups or Individuals</p> <p>Basis of opposition</p>														
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <p>Reason Against</p>														
Board or Commission Recommendation	<p>City Plan Commission (5-0) 10-05-2021</p> <p>By Aye: (Allender, Baker, Beasley, Crowl, and Enders.)</p> <input checked="" type="checkbox"/> For <input type="checkbox"/> Against No action taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)														
Council Committee Actions	<input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass														

Details

--

Policy/Program Impact

Policy or Program Change	<input type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	

Finances

Cost & Revenue Projections -- Including Indirect Costs	
Financial Impact	
Fund Source (s) and Appropriation Account Codes	

Fact Sheet Prepared By:

Olofu O. Agbaji
Staff Planner

Date: 11-29-2021

Initial application filed: 07-02-2021
Revised Plans Recieved: 11-17-2021

Reviewed by:

Joseph Rexwinkle, AICP, Division Manager
Development Management

Date: 11-30-2021

Reference Numbers

Case No. CD-CPC-2021-00125



File #: 200810

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 200810

Approving the petition to establish the Health Sciences District Community Improvement District; establishing the Health Sciences District Community Improvement District generally located north of E. 25th Street, south of E. 22nd Street, and bounded by Gilham Road to the west and Troost Avenue to the east, Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the petition (“Petition”) to establish the Health Sciences District Community Improvement District (the “District”) as a political subdivision in accordance with Section 67.1401 through Section 67.1571, RSMo, otherwise known as the Missouri Community Improvement District Act (the “Act”), and which is attached to this Ordinance as Exhibit 1, is hereby approved.

Section 2. That the District is hereby established for the purposes set forth in the Petition, except that any redirection of economic activity tax programs or other economic incentives must be approved by City Council or the appropriate authorizing body in a separate ordinance or relevant action. The District shall otherwise have all the powers and authority authorized by the Petition, the Act, and by law, and shall continue to exist for a period of twenty (20) years or more consistent with the terms of the Petition.

Section 3. That the District shall annually submit its proposed budget, annual report and copies of written resolutions passed by the District’s board to the City pursuant to Section 67.1471, RSMo.

Section 4. That upon the effective date of this Ordinance, the City Clerk is hereby directed to report the creation of the District to the Missouri Department of Economic Development pursuant to Section 67.1421.6, RSMo, by sending copy of this ordinance to said agency.

Section 5. The District shall enter into a cooperative agreement with the City, the form of which shall be substantially similar to that which is attached to this Ordinance as Exhibit 2.

..end

Approved as to form and legality:

Eluard Alegre
Assistant City Attorney

GENERAL

Ordinance Fact Sheet

200810

Ordinance Number

Brief Title HEALTH SCIENCES
 Approval Deadline _____
COMMUNITY IMPROVEMENT DISTRICT

Reason _____

Details

Positions/Recommendations

Reason for Legislation

Establishing the Health Sciences Community Improvement District; generally located North of 25th Street, south of 22nd Street, and bounded by Gilham Rd to the West and Troost Ave. to the East Kansas City, Jackson County, Missouri and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development.

Sponsor	
Programs, Departments, or Groups Affected	City Planning & Development Department
Applicants / Proponents	Applicant City Department City Planning & Development Department Other

Discussion (explain all financial aspects of the proposed legislation, including future implications, any direct/indirect costs, specific account numbers, ordinance references, and budget page numbers.)

This Ordinance, pursuant to the Community Improvement District Act (Act) contained in Section 67 RSMo., approves the Petition and establishes the Health Sciences Community Improvement District as a political subdivision of the State of Missouri.

The District has the powers and authority to levy a sales tax of up to one percent (1.0%) on the selling of tangible personal property, subject to the approval by the registered voters residing in the District.

The area within the District has been declared blighted pursuant to Section 99.430 RSMo by the City Council of the City of Kansas City, Missouri.

The District will continue to exist and function for a period of twenty (20) years.

Opponents	Groups or Individuals None Known Basis of opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	By <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

(Continued on reverse side)

Details

The revenues generated within the District will be used for the benefit of those within the District by assisting in the construction of certain public and private improvements. It is intended that the improvements will remediate existing blighting conditions within the District.

The estimated costs for the District Services are approximately two million seven hundred fourteen thousand three hundred eleven dollars and sixty-one cents (\$2,714,311.61) for the first five years.

Projected Operating Costs Eligible Costs

Public Infrastructure	\$1,900,018.13
Wayfinding	\$190,001.81
Streetscaping	\$190,001.81
Sanitary and Storm Water	\$760,007.25
Parking	\$570,005.44
District Signage	\$190,001.81

How will this contribute to a sustainable Kansas City?

This ordinance creates the Health Sciences Community Improvement District as provided for in the Community Improvement District Act. The services provided through the creation of this District are funded through a sales tax. no city funds are used in providing the District's services.

Policy/Program Impact

Policy or Program Change	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	None

Finances

Cost & Revenue Projections -- Including Indirect Costs	None
Financial Impact	NA
Fund Source (s) and Appropriation Account Codes	NA
Is this Ordinance or Resolution Good for the Children?	Yes, The improvements provided by the District will improve the economic viability and security of the District and surrounding community.

Applicable Dates:

Fact Sheet Prepared by:

Patricia Solis, Development Specialist

Reviewed by:

Reference Numbers



File #: 210565

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 210565

Amending Chapter 74, Code of Ordinances, by enacting a new Article VII that establishes the City's comprehensive policy for the approval of new community improvement districts and existing community improvement districts; and repealing Second Committee Substitute for Resolution No. 120605 and Resolution No. 130844.

WHEREAS, the Community Improvement District Act, Section 67.1401, RSMo, et seq., ("CID Act") allows property owners to voluntarily form a district in which certain taxes and special assessments are levied in return for local benefits; and

WHEREAS, the City Council is charged by the CID Act with conducting a public hearing for determining whether a lawfully petitioned community improvement district ("CID") should be established; and

WHEREAS, Second Committee Substitute for Resolution No. 120605 was adopted by the City Council on March 7, 2013, for the purpose of establishing the City's policy for approval of new CIDs; and

WHEREAS, Resolution No. 130844 was adopted on November 7, 2013, and amended said policy; and

WHEREAS, Resolution No. 200309 was adopted on April 30, 2020, and directed the City Manager to make recommendations to the City's existing CID policy to ensure existing policy adequately reflected Council's priorities and provided sufficient guidance to Council in approving new CIDs; and

WHEREAS, the City Manager engaged and surveyed community stakeholders and presented its recommendations to Council focusing on limiting the sales tax burden, reducing the use of single parcel CIDs, increasing the public benefit, and improving transparency and communication; and

WHEREAS, this ordinance reflects a comprehensive City CID policy that consolidates prior policy directives, recommendations from the audit released by the City Auditor in April of 2021, and adopted resolutions with the City Manager's recommendations; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the following Resolutions are hereby repealed in their entirety:

- (a) Second Committee Substitute for Resolutions No. 120605; and
- (b) Resolution No. 130844.

Section 2. That Chapter 74, Code of Ordinances of Kansas City, Missouri, is hereby amended by enacting a new Article VII entitled “Community Improvement Districts” to read as follows:

CHAPTER 74

ARTICLE VII. COMMUNITY IMPROVEMENT DISTRICTS

Sec. 74-301. Generally.

(a) *Purpose.* A community improvement district (“CID”) is a separate legal entity, either a political subdivision or not-for-profit corporation, which is established to pay for public improvements or private projects through a sales and use tax, special assessment, or real property tax.

(b) *Application.* The provisions contained in this Article are in addition to any requirements contained in the Community Improvement District Act, Sections 67.1401 to 67.1571, RSMo.

Sec. 74-302. Requirements to Establish a CID.

(a) *Petition.* The petition shall:

- (1) Inform the property owners of the right to initiate a petition to terminate the proposed CID as provided by section 67.1481, RSMo.
- (2) Provide that the City Auditor shall have the right to examine or audit the records of the CID and shall require that the CID make such records available to the City Auditor within ten (10) days after a written request for the same is made.
- (3) Estimate the revenue to be used for benefits to the public and describe such benefits.

(b) *Board Composition.* No CID shall be approved unless at least one (1) board member is a member or representative of a neighborhood association or other community group existing within or adjacent to the boundaries of the proposed CID, or, alternatively, is approved by the City Manager or their designee. Such board member shall have no financial interest in any real property or business operating within the CID.

(c) *Term.* CIDs shall be limited to a term of twenty (20) years. However, if the petition provides that sales tax revenue will be used to repay debt issued to fund capital improvements, blight removal, or both, the term may be up to twenty-seven (27) years.

(d) *Blight Determination.* Any CID requesting a finding of blight or relying on a prior determination of blight for the purposes of exercising the additional powers under Section 67.1461.2, RSMo., shall submit with its petition:

- (1) A blight study, outlining the blighting factors and conditions, which blight study shall have been completed no more than five (5) years prior to the date upon which the petition is submitted to the city clerk, and which shall identify, to the extent reasonably deemed possible by the consultant doing the blight study, the owner(s) of the property at such time as the blighting factors and conditions might reasonably have been determined to first occur and remain unabated;
- (2) Information on the maintenance of the property including, among other things, any capital maintenance outlays, during the five (5) years preceding the submission of the petition;
- (3) Official documentation notarized by the county wherein the CID is proposed to be located, denoting the total assessed valuation of each parcel located within the proposed CID for each of the five (5) immediately preceding tax years;
- (4) A construction budget, with respect to any proposed physical improvements, that is structured to address and remediate the cited blighting factors and conditions identified in the submitted blight study. Such budget shall specify which expenditures are associated with exterior improvements, public improvements, or other improvements; and
- (5) A time schedule clearly setting forth timelines for commencement and completion of remediation of cited blighting factors or conditions.

(e) *City Manager Execution.* The City Manager shall not execute any petition on behalf of the City as a property owner seeking to establish a CID unless authorized by the City Council.

(f) *Cooperative Agreement.* Each CID shall enter into a cooperative agreement with the City that addresses, among other things, requirements of this chapter and state statute. If the CID is established as a political subdivision and takes title to any real property, whether by purchase, gift, grant, bequest, devise or otherwise, the agreement shall address, or shall be amended to address, whether and to what extent the CID shall be required to make payments in lieu of taxes.

Sec. 74-303. Criteria for Review for Establishment of a CID

(a) Prior to approving a petition to establish a CID, City Council shall consider, among other things:

(1) Alignment with City goals expressed in the City's Comprehensive Plan, Area Plans, and economic development policies;

(2) Benefits to the community with preference for petitions that allocate at least ten percent (10%) of the CID's total projected sales tax revenues toward community benefits and services;

(3) Whether there are any existing CIDs within the boundaries of the proposed CID and if such existing CIDs support the establishment of the proposed CID;

(4) The current tax rate and a breakdown of taxes being imposed within the proposed CID boundaries, how the proposed overall tax rate compares to neighboring cities in Missouri, and any impact on the City's ability to impose additional taxes. Such information shall be provided by the Finance Department; and

(5) Whether a shorter term is desirable based upon the nature of improvements and services and the projected budget.

(b) Prior to approving a petition to establish a CID with the additional powers under Section 67.1461.2, RSMo. related to blighted areas, City Council shall consider, among other things:

(1) Whether the completion of exterior improvements and public improvements is prioritized above all other improvements;

(2) Whether any petitioner was the owner of property within the proposed CID boundaries at such time as the blighting factors and conditions might reasonably have been determined to first occur and remain unabated. For purposes of this provision, any current property owner sharing one or more common partners, members, directors or officers with the property owner(s) identified as being responsible for the blighting factors and conditions shall be deemed the same owner(s); and

(3) Whether more than twenty-five percent (25%) of the costs of remediation of blighting conditions located on the interior of any private property shall be funded by public revenues.

(c) Prior to the public hearing to establish a proposed CID, petitioners or their representatives shall provide a detailed letter or memorandum to City Council addressing the criteria contained in this section.

Sec. 74-304. Reporting Requirements.

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

(1) Annual reports shall also include the name and contact information of each current board member to be entered into the City's Granicus board and commissions system. Additionally, the annual report shall identify the board member required by Section 74-302(b), if applicable.

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

(c) City staff shall annually report to the Neighborhood, Planning, and Development Committee on or around October 1 of each year those CIDs that failed to submit their proposed annual budgets and annual reports within the time limits provided by Section 67.1471, RSMo, whether the work performed conformed to previously submitted budgets, and whether the CID adhered to the terms of its cooperative agreement with the City.

(d) When requested by a councilmember, CIDs will be given the opportunity to appear before the Neighborhood, Planning, and Development Committee to report on its activities.

Sec. 74-305. Fees and Fines.

(a) *Fees.*

(1) Upon receipt of an invoice from the City, each CID shall reimburse the City for the reasonable and actual expenses incurred by the City to:

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

(2) Such reimbursement shall not exceed one and one-half percent (1.5%) of the revenues collected by the CID in the preceding year.

(b) *Fines.* Any CID that fails to submit its proposed annual budgets and annual reports within the timeframe provided by Section 67.1471, RSMo. shall be subject to a fine of \$100 for every thirty (30) days delinquent, up to a maximum total fine of \$3,000.

(c) *Ineligibility.* Any CID with unpaid fees or fines pursuant to this section shall be ineligible to amend its petition, including to extend its term, until such fees or fines have been paid.

(d) *Waiver.* The Director of City Planning and Development may waive the provisions of this section upon a finding of good cause.

Section 3. That Sections 74-302 and 74-303 shall not apply to any proposed CID having submitted its petition to the City Clerk prior to the date upon which this ordinance is adopted; or any proposed CID having begun circulation of its petition prior to the date upon which this ordinance is adopted as attested to by a person directing that the petition be submitted to the City Clerk, and provided further that such petition is submitted within ninety (90) days following the date upon which this ordinance is adopted. Instead, such proposed CIDs must comply with any City polices in effect prior to adoption of this ordinance.

..end

Approved as to form and legality:

Eluard Alegre
Assistant City Attorney



File #: 210900

RESOLUTION NO. 210900

RESOLUTION - Amending the Midtown Plaza Area Plan by changing the recommended land use from Residential Medium Density to Residential High Density on about .22 acres, generally located at 3933 Kenwood Ave, to allow for the development of three triplexes. (CD-CPC-2021-0012)

WHEREAS, an application was submitted to the City Planning and Development Department to amend the Midtown Plaza Area Plan by changing the recommended land use from Residential Medium Density to Residential High Density on about .22 acres, generally located at 3933 Kenwood Ave, to allow for the development of three triplexes; and

WHEREAS, The City Plan Commission considered such amendment to the Proposed Land Use plan and Map on September 21, 2021; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on September 21, 2021 recommend approval of the proposed amendment to the Midtown Plaza Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Recommended Land Use Map in the Midtown Plaza Area Plan is hereby amended by changing the recommended land use from Residential Medium Density to Residential High Density on about .22 acres, generally located at 3933 Kenwood Ave, to allow for the development of three triplexes.

Section B. That the amendment to the Midtown Plaza Area Plan is consistent and complies with the FOCUS Kansas City Plan adopted on October 30, 1997, by Committee Substitute for Resolution No. 971268, and is adopted as a supplement to the FOCUS Kansas City Plan.

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

..end

COMMUNITY PROJECT/REZONING

210900

Ordinance Fact Sheet

Case No. CD-CPC-2021-00120

Brief Title

A resolution to approve an amendment to the Midtown/Plaza Area Plan by changing the recommended land use from Residential Medium Density to Residential High Density on about .22 acres generally located at 3933 Kenwood Ave. (CD-CPC-2021-00120)

Ordinance Number

Details

Location: Generally located 3933 Kenwood Ave.

Reason for Legislation: Area Plan Amendment requires City Council approval.

PLAN REVIEW
Area Plan Amendment and Rezoning Analysis.

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

88-515-08-A. Conformance with adopted plans and planning policies;
The proposed Area Plan Amendment would change the future land use designation to Residential High Density. "There is a strong desire to see this (multifamily) reinvestment continue and spread further within the sub-area." (Midtown/Plaza Area Plan) The architectural character of the proposed project is also in conformance with the area plan. AN

88-515-08-B. Zoning and use of nearby property;
Property to the west is zoned R-1.5. AN

88-515-08-C. Physical character of the area in which the subject property is located;
The surrounding area features a mix of housing types. The rezoning will not alter the physical characteristics of the area. AN

88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;
Currently, Gillam Rd and E 39th St are well-traveled routes. There is adequate public

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	4 th District (Shields, Bunch)
Applicants / Proponents	Applicant James (Alex) Hilton Grandbridge Real Estate Capital 2001 Shawnee Mission Pkwy Mission Woods, KS 66205
	City Department City Planning & Development Other
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	Reason Against
Board or Commission Recommendation	City Plan Commission (6-0) 09-21-2021 By Aye: Allender, Baker, Enders, Hill, Sadowski, Beasley, Rojas
	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken
	<input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass
	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold

infrastructure to serve the development allowed by the rezoning. AN

88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under zoning regulations;

The uses associated with the R- zoning districts (residential) are suitable for the area. AN

88-515-08-F. Length of time the subject property has remained vacant as zoned;

N/A. AN

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The proposed rezoning will not detrimentally affect nearby properties. AN

88-515-08-H. The gain, if any, to the public health, safety, and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Denial of the rezoning might affect the redevelopment of the existing property, thus the vacant and deteriorating structures that currently sit on the property may remain. AN

	<input type="checkbox"/> Do not pass
Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

--

Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By:	Date: 09-30-2021		
Ahna Nanoski, AICP Lead Planner			
Reviewed By:	Date: 09-30-2021	Initial Application Filed:	07-01-2021
Joe Rexwinkle, AICP Division Manager Development Management		City Plan Commission:	09-21-2021
		Revised Plans Filed:	NA
Reference Numbers:			
Case No. CD-CPC-2021-00120			



File #: 210901

ORDINANCE NO. 210901

Rezoning an area of about .22 acres generally located at 3933 Kenwood Avenue from R-5 to R-1.5 to allow for the development of three triplexes. (CD-CPC-2021-00119)

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-1300, rezoning an area of approximately .22 acres generally located at 3933 Kenwood Avenue from District R-5 to R-1.5, said section to read as follows:

Section 88-20-A-1300. That an area legally described as:

Lots 30 thru 32, Block 1, Vanderbilt Place, a subdivision in Kansas City, Jackson County, Missouri.

is hereby rezoned from District R-5 to District R-1.5, all as shown outlined on a map marked Section 88-20-A-1300, 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 in accordance with Section 88-20 thereof.

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

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to certificate of occupancy.
2. Mechanical equipment and utility cabinets shall comply with 88-425-08-B and 88-425-08-D.
3. Staff would recommend the applicant use similar exterior materials and paint colors that are on the buildings at 3915-23 Kenwood to allow the modern design to blend in with the neighborhood.

4. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.
5. 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.
6. 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.
7. 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.
8. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
9. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the

maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.

10. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
11. The project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
12. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
13. 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)
14. 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)
15. 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).
16. The turning radius for Fire Department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
17. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
18. 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 (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to certificate of occupancy.
19. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.

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

..end

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

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. CD-CPC-2021-00119

Brief Title

An ordinance to approve a Development Plan to allow for the development of three triplexes on about .22 acres generally located at 3933 Kenwood Ave. (CD-CPC-2021-00119)

210901

Ordinance Number

Details

Location: Generally located 3933 Kenwood Ave.
Reason for Legislation: A Development plan review allows for the City Council to review plans proposing significant development, to determine whether such plans further the purposes of this zoning and development code.

<p>PLAN REVIEW</p> <p>As noted on the submitted plans, the development comprises of three triplexes in a modern architecture design. The three triplexes face Gillham Park and Kenwood Ave. Parking is located in the rear of the property, access from an alley.</p> <p><i>Building Type- Specific (88-100), Use Regulations (88-300), and Development Standards (88-400)</i></p> <p>See Staff Report</p> <p><i>City Plan Commission: Approval Subject to Conditions as reflected in the conditions below.</i></p> <ol style="list-style-type: none"> 1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy. 2. Mechanical equipment and utility cabinets shall comply with 88-425-08-B and 88-425-08-D. 3. Historic Preservation The two houses are part of the South Hyde Park Historic District. The district is only on the national register and not on the local, so no review is required by the Historic Preservation commission. Though not a requirement, staff would recommend the applicant use similar exterior materials and paint colors that are on the buildings at 3915-23 Kenwood to allow the modern design to blend in with the neighborhood. 4. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district,
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Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	4 th District (Shields, Bunch)
Applicants / Proponents	<p>Applicant James (Alex) Hilton Grandbridge Real Estate Capital 2001 Shawnee Mission Pkwy Mission Woods, KS 66205</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	<p>Groups or Individuals</p> <p>Basis of Opposition</p>
Staff Recommendation	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
Board or Commission Recommendation	<p>City Plan Commission (6-0) 09-21-2021 By Aye: Allender, Baker, Enders, Hill, Sadowski, Beasley, Rojas</p> <p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken</p> <p><input type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>
Council Committee Actions	<p><input type="checkbox"/> Do Pass</p> <p><input type="checkbox"/> Do Pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p> <p><input type="checkbox"/> Do not pass</p>

the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. 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 secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.

5. The developer must 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.
6. 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 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, 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 occupancy permits.
7. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
8. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.

Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and Appropriation Account Codes	

Continued from Page 2

9. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
10. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
11. The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
12. Fire hydrant distribution shall follow IFC-2018 Table C102.1
13. 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)
14. 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)
15. 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).
16. The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
17. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
18. The developer is 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 (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to certificate of occupancy.
19. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>

Fact Sheet Prepared By:

Date: 09-24-2021

Ahna Nanoski, AICP
Lead Planner

Reviewed By:

Date:

Joe Rexwinkle, AICP
Division Manager
Development Management

Initial Application Filed: 07-01-2021

City Plan Commission: 09-21-2021

Revised Plans Filed: NA

Reference Numbers:

Case No. CD-CPC-2021-00119



File #: 211061

ORDINANCE NO. 211061

Accepting and approving a one-year \$65,879.00 contract with the Missouri Department of Health and Senior Services to conduct tuberculosis control activities in Kansas City, Missouri.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a contract between the City of Kansas City, Missouri, acting through its Director of Health, and the Missouri Department of Health and Senior Services, whereby the Missouri Department of Health and Senior Services will provide funding to conduct tuberculosis control activities in Kansas City, Missouri for the period beginning January 1, 2022 through December 31, 2022, for an amount not to exceed \$65,879.00, is hereby accepted and approved. A copy of the contract, in substantial form is on file with the Director of Health.

Section 2. That the Director of Health is hereby authorized to expend the sum of \$20,495.00 from funds appropriated to Account No. 22-2480-505415-G50240323 for the aforesaid contract, for the portion of the contract to be expended this fiscal year.

..end

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

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Joseph A. Guarino
Assistant City Attorney

LEGISLATIVE FACT SHEET		Legislation Number:	
		Approval Deadline:	
LEGISLATION IN BRIEF:			
What is the reason for this legislation?	Fact Sheet Color Codes User Entered Field User Select From Menu For OMB Use		
	Sponsor(s)		
Discussion (including relationship to other Council actions)	Programs, Departments, or Groups Affected		
	Sub-Program in Budget (page #)		
Citywide Business Plan Goal	Applicants/ Proponents	City Department	
Citywide Business Plan Objective		Other	
Citywide Business Plan Strategy	Staff Recommendation		
	Board or Commission Recommendation		
	Future Impacts		
	Cost of Legislation current Fiscal Year		
	Costs in Future Fiscal Years?		
	Annual Revenue Increase/Decrease		
	Applicable Dates:		
	Prepared by:		
	Date Prepared:		
	Reviewed by:		
	Date Reviewed		
	Reference Numbers		

LEGISLATIVE FISCAL NOTE	LEGISLATION NUMBER:	211061
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LEGISLATION IN BRIEF:

Approving a one-year \$65,879.00 contract with the Missouri Department of Health and Senior Services to conduct tuberculosis control activities in Kansas City, Missouri

What is the purpose of this legislation? OPERATIONAL GRANT

For Accepting financial contributions from Federal State and/or third parties to fund municipal programs. Programs supported by grants may require matching contributions from the City, or for the City to pay for program activities beyond the lifespan of the grant.

Does this grant require a match? Yes/No
 See Section 01 for the City's Grant Match in the Current Fiscal year

Does this legislation estimate Grant Revenues? Yes/No
 See Section 02 for the New Estimated Revenues by Year.

Does this legislation estimate Grant Appropriations? Yes/No
 See Section 03 Below, Note all future Revenues in Section 04.

Does this grant create an ongoing expense for the city? Yes/No
 See Section 04 for five years of ongoing operational Impacts.

Section 00: Notes:

This grants spans from January 1, 2022 to December 31, 2022. Future revenue will be estimated in the appropriate fiscal year's budget.

If this grant is renewable, we do not assume that it will renew. If it is not, the city assumes the full cost in out years.

FINANCIAL IMPACT OF LEGISLATION

Section 01: If applicable, where are funds appropriated in the current budget?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
2480	505415	Various	G50240323	20,495.00	45,384.00

Section 02: If applicable, where will new revenues be estimated?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

Section 03: If applicable, where will appropriations be increased?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

NET IMPACT ON OPERATIONAL BUDGET

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RESERVE STATUS:

SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2480	Health Grants	20,495.00	45,384.00					
		-						
		-						
		-						
TOTAL REV		20,495.00	45,384.00	-	-	-	-	-

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2480	Health Grants	20,495.00	45,384.00					
TOTAL EXP		20,495.00	45,384.00	-	-	-	-	-

NET Per-YEAR IMPACT	-	-	-	-	-	-	-	-
NET IMPACT (SIX YEARS)	-							

REVIEWED BY Vickie Watson DATE 11/22/2021

Tuberculosis Outreach		Budget		Total
Object Line	FY22	FY23		
A01100 Personnel	\$19,495	\$40,261		\$59,756
A Personnel Services	\$19,495	\$40,261		\$59,756
B 18560 Contractual Services	\$1,000	\$5,123		\$6,123
B Contractual Services	\$1,000	\$5,123		\$6,123
TOTAL	\$20,495	\$45,384		\$65,879

Tuberculosis Outreach

Revenues

Account Number	Revenue Account Title	Current Budget Estimate	Revised Estimate	Dollar Change
22-2480-500001-472790-G50240323	Tuberculosis Outreach	\$ 20,495	\$ 20,495	\$ -

Appropriations

Account Number	Appropriation Account Title	Current	Revised Estimate	Dollar Change
22-2480-505415-A-G50240323	Tuberculosis Outreach	\$ 19,495	\$ 19,495	\$ -
22-2480-505415-B-G50240323	Tuberculosis Outreach	\$ 1,000	\$ 1,000	\$ -
		\$ 20,495	\$ 20,495	\$ -



File #: 211068

ORDINANCE NO. 211068

Amending Chapter 34, Code of Ordinances, “Health and Sanitation” by repealing Section 34-848.2, “Disclosure to Tenants,” it in its entirety and enacting in lieu thereof a new Section 34-848.2 of like title and subject matter, to add a requirement to the Healthy Rental Homes Program that property owners provide written notice to tenants regarding the existence of the Tenants’ Right to Counsel Program.

WHEREAS, Section 34-848.2, Code of Ordinances, requires property owners to make certain disclosures; and

WHEREAS, adding a written disclosure to tenants regarding the new Tenants’ Right to Counsel Program will help publicize and increase participation in a program designed to provide tenants with legal representation in evictions and other proceedings; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 34, Code of Ordinances, “Health and Sanitation” is hereby amended by repealing Section 34-848.2, “Disclosure to Tenants,” it in its entirety and enacting in lieu thereof a new Section 34-848.2 of like title and subject matter, said section to read as follows:

Sec. 34-848.2. Disclosure to tenants.

(a) Before entering into a contract to rent a residential property the owner shall furnish to each tenant:

- (1) For every utility provider used to service a dwelling unit, the phone number that a perspective tenant may use to obtain a summary or statement of past utility usage. Upon request, the owner shall provide their consent and any facilitation necessary for the tenant to access the utility history; and
- (2) A written description of all notices of deficiencies and citations issued to the owner of the property of which the rental unit is a part during the prior 24 months under chapter 34, chapter 48 and chapter 56 and of any other deficiencies prohibited under these chapters existing at the time of the notice of which the landlord is aware; and
- (3) A copy of the tenants’ bill of rights as published by the rental housing assistance unit under section 35-10, also available on the city website.

(b) Owners shall provide written notification of the Tenants' Right to Counsel Program: 1) to all current tenants within 30 days; and 2) to any new tenants before executing any contracts to rent a property unit.

..end

Approved as to form and legality:

Joseph A. Guarino
Assistant City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

211068



File #: 211073

ORDINANCE NO. 211073

Authorizing the City Manager to execute a Cooperative Agreement with the Health Sciences Community Improvement District with respect to certain housing improvements, infrastructure improvements, and economic development planning and the redevelopment of underutilized real property located within the Health Sciences Community Improvement District.

WHEREAS, the City Council desires to cooperate with the Health Sciences Community Improvement District (“Health Sciences CID”) and partner on funding for infrastructure improvements, including pedestrian accessibility, pathways, signage, lighting, landscaping, and other improvements (the “Infrastructure Improvements”), and to invest in housing related assistance that directly improves the health of people living in zip codes with the highest social vulnerability index scores (the “Housing Improvements”) (and together with the Infrastructure Improvements, collectively, the “District Improvements” or “Project”); and

WHEREAS, it is anticipated that the District Improvements will encourage new commercial and residential development, rehabilitation of existing housing stock, rehabilitation of existing commercial structures, and construction or rehabilitation of public infrastructure; and

WHEREAS, the City desires to collaborate with the Health Sciences CID and encourage the development of health, educational and other commercial projects in the Health Sciences Community Improvement District; and

WHEREAS, the City and the Health Sciences CID desire to collaborate on an economic development plan for the District and environs (“Plan Area”); and

WHEREAS, the Health Sciences CID boundaries include real property within and near the District which is underutilized for surface parking, vacant space and temporary uses; and

WHEREAS, the City and the Health Sciences CID desire to partner on the accelerated development of health and educational facilities within the boundaries of the Health Sciences CID as part of the economic development plan; and

WHEREAS, the Project serves a public purpose in that it will promote economic development in the City and serve as a catalyst for additional investment and development of educational and health facilities and additional employment in the Health Sciences District; and

WHEREAS, the Project is anticipated to provide for the retention and attraction of new jobs for Kansas City which will contribute substantially to the growth of the City's economy, and the District's investment in the Project serves a public purpose by furthering the City's policy of encouraging economic stability and growth; NOW, THEREFORE:

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby authorized to execute a Cooperative Agreement with the Health Sciences Community Improvement District for certain housing improvements, infrastructure improvements, and economic development planning, and the redevelopment of underutilized real property located within the Health Sciences Community Improvement District, including the City's contribution to the financing of District Improvements, in substantial form as attached hereto.

..end

Approved as to form and legality:

Katherine Chandler
Assistant City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

211073