



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Councilmember Andrea Bough

Tuesday, August 11, 2026

1:30 PM

26th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:
<https://us02web.zoom.us/j/84530222968>

Public Testimony is Limited to 2 Minutes

FIRST READINGS

Director of City Planning & Development

260694 Sponsor: Director of City Planning and Development Department

Approving the petition to establish the Tiffany Springs Logistics Community Improvement District No. 1; establishing the Tiffany Springs Logistics Community Improvement District No. 1 generally bounded by Northwest 101st Terrace to the north; North Amity Avenue to the east; Northwest Old Tiffany Springs Road to the south; and North Congress Avenue to the west in Kansas City, Platte 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 and the Missouri State Auditor.

Director of Health

260695 Sponsor: Director of Health Department

Accepting and approving a grant award in the amount of \$589,768.00 with the US Department of Housing & Urban Development (HUD) for Continuum of Care "Shelter Plus Care;" appropriating and estimating the sum of \$589,768.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

HELD IN COMMITTEE

Director of City Planning & Development

260563 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 87 acres generally located at the southeast corner of North Staley Road and Northeast Shoal Creek Parkway from District R-80 to District R-6 and approving a development plan, also serving as a preliminary plat, to allow for the creation of 200 residential lots. (CD-CPC-2026-00037 & 38)

Held until 9/22/2026

Willett

260638 Sponsor: Councilmember Nathan Willett

Establishing the Kansas City Data Center Transparency Task Force to develop recommendations regarding the planning, regulation, and operation of data centers; directing the development of policies to improve transparency, protect utility ratepayers, coordinate regulatory updates, strengthen workforce development, establish community benefit guidelines, evaluate municipal revenue options, and conduct public engagement; and directing the submission of recommendations to the Mayor and City Council.

Director of City Planning & Development

260672 Sponsor: Director of City Planning and Development Department

Approving a development plan on about 2.6 acres to allow for multiple commercial buildings on one lot in District B2-2 generally located at 9840 N. Cedar Avenue. (CD-CPC-2026-00067).

ADDITIONAL BUSINESS

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

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

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

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

Adjournment



Legislation Text

File #: 260694

ORDINANCE NO. 260694

Sponsor: Director of City Planning and Development Department

Approving the petition to establish the Tiffany Springs Logistics Community Improvement District No. 1; establishing the Tiffany Springs Logistics Community Improvement District No. 1 generally bounded by Northwest 101st Terrace to the north; North Amity Avenue to the east; Northwest Old Tiffany Springs Road to the south; and North Congress Avenue to the west in Kansas City, Platte 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 and the Missouri State Auditor.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the petition to establish the Tiffany Springs Logistics Community Improvement District No. 1 (the “District”) as a political subdivision in accordance with Sections 67.1401 through 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 in its entirety.

Section 2. That the District is hereby established for the purposes set forth in the petition, which the District shall 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-seven (27) years, unless extended pursuant to Section 67.1481.6, RSMo.

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., and Section 74-304 of the City’s Code of Ordinances (“Code”).

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 and state auditor pursuant to Section 67.1421.6, RSMo., by sending a copy of this ordinance to said entities.

Section 5. That the District shall enter into a cooperative agreement with the City pursuant to Code Section 74-302(e), the form of which shall be substantially similar to that which is attached to this ordinance as Exhibit 2.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260694

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Executive Summary

Approving the petition to establish the Tiffany Springs Logistics Community Improvement District No. 1; establishing the Tiffany Springs Logistics Community Improvement District No. 1 generally bounded by Northwest 101st Terrace to the north; North Amity Avenue to the east; Northwest Old Tiffany Springs Road to the south; and North Congress Avenue to the west in Kansas City, Platte 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 and the Missouri State Auditor.

Discussion

This ordinance would approve the petition to establish the Tiffany Springs Logistics CID No. 1 for a 27-year term, unless otherwise extended. This CID would not overlap any other CIDs. The proposed District is composed of eight (8) parcels of land owned by three (3) separate owners. The petition was signed by 100% of the property owners.

The District will have the authority to impose a special assessment. They would not have the authority to levy a sales tax.

The District is directed to submit proposed budgets, annual reports, and copies of resolutions passed by the District board per State statute in addition to entering into a cooperative agreement with the City. The City Clerk is directed to report the creation of this District to the Missouri Department of Economic Development and the Missouri State auditor.

Fiscal Impact

1. Is this legislation included in the adopted budget?

☐ Yes ☒ No

2. What is the funding source?
1000-642044 CID Support
3. How does the legislation affect the current fiscal year?
There are City expenses incurred related to the mailing of notices and staff time reviewing the petition and future reports. These expenses are intended to be off-set by reimbursement fees charged to the District.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
There are no recurring costs associated with this legislation.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no direct fiscal impact. City Planning has available appropriations for any expenses associated with this CID petition.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.

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

Prior Legislation

210565, 240024, 240979 - City CID policies

Service Level Impacts

This ordinance will have no impact on existing service levels.

Staff Recommendation

Click or tap here to enter department.

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

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

Click or tap here to provide reasoning.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No change.
2. How have those groups been engaged and involved in the development of this ordinance?
NA

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

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 260695

ORDINANCE NO. 260695

Sponsor: Director of Health Department

Accepting and approving a grant award in the amount of \$589,768.00 with the US Department of Housing & Urban Development (HUD) for Continuum of Care “Shelter Plus Care;” appropriating and estimating the sum of \$589,768.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, this funding will enable SAVE, Inc., to continue the permanent housing program funded by HUD. This funding helps people with HIV in the Greater Kansas City area to obtain and maintain permanent housing, helping persons in our community move from homelessness to stable housing; and

WHEREAS, the grant serves only those disabled due to HIV/AIDS diagnosis; and

WHEREAS, participants pay 30% of their household income toward their rent, with HUD funds covering the balance up to the established contract rent within HUD’s Fair Market Rent (FMR) guidelines; and

WHEREAS, SAVE’s Shelter Plus Care (S+C) program is funded through the S+C HUD Continuum of Care (CoC) grant and provides rental assistance to homeless persons with disabilities; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY

Section 1. That the grant award agreement between the City of Kansas City, Missouri, acting through its Director of Health, and the U.S. Department of Housing and Urban Development (HUD) under the Shelter Plus Care program, whereby HUD will provide funding to improve the lives of homeless men, women, and children through housing assistance programs for the period beginning August 1, 2026, through July 31, 2027, for an amount not to exceed \$589,768.00 is hereby accepted and approved. A copy of the grant award, in substantial form, is on file with the Director of Health.

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

27-2480-500001-477706-G50501827	Shelter Plus Care	\$589,768.00
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Section 3. That the sum of \$589,768.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

27-2480-505018-A-G50501827	Shelter Plus Care Grant	\$ 17,693.00
27-2480-505018-B-G50501827	Shelter Plus Care Grant	<u>572,075.00</u>
	TOTAL	\$589,768.00

Section 4. That the Director of Health is hereby authorized to expend the sum of \$589,768.00 from funds previously appropriated to Accounts No. 27-2480-505018-A-G50501827 and 27-2480-505018-B-G50501827.

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

..end

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

Brenton Siverly
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260695

Submitted Department/Preparer: Health

Revised 12/03/25

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

Executive Summary

Accepting and approving a grant award in the amount of \$589,768 with the US Department of Housing & Urban Development (HUD) for Continuum of Care “Shelter+Care”; estimating and appropriating the sum of \$589,768.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

Discussion

This funding will enable SAVE, Inc. to continue the permanent housing program funded by HUD. This funding helps people with HIV in the Greater Kansas City area to obtain and maintain permanent housing, helping persons in our community move from homelessness to stable housing. SAVE's Shelter+Care (S+C) program is funded through the HUD Continuum of Care (CoC) grant and provides rental assistance to homeless persons with disabilities. The grant serves only those disabled due to HIV/AIDS diagnosis. Participants pay 30% of their household income toward their rent, with HUD funds covering the balance up to the established contract rent within HUD's Fair Market Rent (FMR) guidelines.

The solicitation waiver to contract with SAVE Inc. for permanent supportive housing services is based on the following facts:

1. SAVE Inc. was included as a project sponsor in the federal application for a renewal grant agreement under the funding opportunity, “Notice of Funding Opportunity (NOFO) for the Fiscal Year (FY) 2026 CoC Program Competition.” Because SAVE Inc. is included as a project sponsor in the approved application and budget for this grant, replacing SAVE Inc. with another agency would require prior approval from both the federal agency involved in this project (HUD), and the local CoC (the Greater Kansas City Coalition to End Homelessness) responsible for local rank/review and allocation recommendations.

2. As a Project Sponsor for both this grant and HOPWA (Housing Opportunities for Persons with HIV/AIDS), SAVE Inc. has more than 20 years of experience providing housing services to Persons Living with HIV (PLWH) under the annual HOPWA award.

3. SAVE Inc.'s experience providing housing services for PWH and knowledge of housing regulations is essential to the success of this Permanent Supportive Housing project.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
2480- Health Grants Fund
3. How does the legislation affect the current fiscal year?
Estimates and Appropriates funding
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Leverage Outside Funding

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - ☐ Maintain and increase affordable housing supply to meet the demands of a diverse population.

- ☒ Address the various needs of the City's most vulnerable population by working to reduce disparities.
- ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- ☒ Ensure all residents have safe, accessible, quality housing by reducing barriers.
- ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

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

Service Level Impacts

This ordinance will provide the means to serve an estimated 38 households of people with HIV (PWH) by providing stable housing through permanent supportive housing (PSH).

This ordinance will have an impact on the following City Goals, Objectives, and KPIs:
Neighborhoods & Healthy Communities

---Objective 1: Increase overall life expectancy and reduce health inequities in the zip codes with the lowest life expectancy and the additional zip codes with the least improvement in life expectancy.

---Strategy 1: Decrease the rate of sexually transmitted diseases particularly among the adolescent population.

---KPI: Difference in the total number of expected years of life between highest and lowest zip codes.

---Impact: Providing supportive housing for PWH supports their medical treatment adherence, which in turn supports their HIV viral suppression. Increased viral suppression for PWH increases the life expectancy of PWH to that equivalent to people not living with HIV. Increased viral suppression also prevents the transmission of HIV to others, decreasing HIV transmission in KCMO.

Housing

---Objective 2: Increase accessibility to socially and physically diverse quality housing throughout the City for all income groups.

---Strategy 4: Coordinate with Continuum of Care Network to mitigate the impact of homelessness in Kansas City..

---KPI: Percent residents satisfied with accessibility of affordable housing

---Impact: By working closely with the Continuum of Care and by providing PSH to PWH, this will increase the access of low-income PWH to affordable and quality housing.

Staff Recommendation

Health

Select One: ☒ Sponsored

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

Select One: ☒ Recommend

☐ Do Not Recommend

☐ Not Applicable

Providing Permanent Supportive Housing for people with HIV will benefit both participants and the community at large. For participants, it helps them avoid homelessness, which improves their overall health and safety, and it supports their adherence to HIV care, which improves their HIV health outcomes through viral suppression. For the community, it helps reduce homelessness and it helps prevent the spread of HIV.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Potential health impacts for PWH are improved health outcomes, including increased adherence to HIV medical treatment plans and increased viral suppression. Additionally, other health and quality of life measures are likely to be positively impacted.
2. How have those groups been engaged and involved in the development of this ordinance?
Yes, the Health Department engages with PWH regularly through its Housing Equity Policy Council, which brings together consumers, staff, housing providers, and HIV medical case management providers.
3. How does this legislation contribute to a sustainable Kansas City?
Sustainable housing directly impacts the economic vitality, social equity and environmental quality of a community. KCHD is working with the project sponsor, SAVE, Inc., to develop additional housing options for clients with long-term housing challenges. Promoting and protecting the citizens of Kansas City is the goal for all public health programs.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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

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

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

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

Please provide reasoning why not:

The Director of Health signed a waiver for the solicitation requirements of Code Section 2-1586(b) for SAVE, Inc. to provide Permanent Supportive Housing services for People with HIV (PWH) on behalf of the City of Kansas City, Missouri Health Department's (KCHD) STI & HIV Services Housing Program.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 260563

ORDINANCE NO. 260563

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 87 acres generally located at the southeast corner of North Staley Road and Northeast Shoal Creek Parkway from District R-80 to District R-6 and approving a development plan, also serving as a preliminary plat, to allow for the creation of 200 residential lots. (CD-CPC-2026-00037 & 38) ***Held until 9/22/2026***

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-1544, rezoning an area of about 87 acres generally located at the southeast corner of North Staley Road and Northeast Shoal Creek Parkway from District R-80 (Residential) to District R-6 (Residential) and approving a development plan, also serving as a preliminary plat, to allow for the creation of 200 residential lots, said section to read as follows:

Section 88-20A-1544. That an area legally described as:

A tract of land in the south half of section 30, township 52 north, range 32 west and the northeast quarter of section 31, township 52 north, range 32 west in Kansas City, clay county, Missouri being described as follows: commencing at the northwest corner of the southwest quarter of said section 30; thence $S00^{\circ}21'54''W$, along the west line of said southwest quarter, a distance of 580.98 feet to a point on the southerly right of way line of ne. Shoal creek parkway and the point of beginning of the tract of land to be herein described; thence $S66^{\circ}47'08''E$, along said right of way line, a distance of 318.69 feet; thence southeasterly, continuing along said right of way line, along a curve to the left being tangent to the previously described course having a radius of 2900.00 feet, an arc distance of 1045.11 feet; thence $S87^{\circ}26'02''E$, continuing along said right of way line, a distance of 662.16 feet; thence southeasterly, continuing along said right of way line, along a curve to the right being tangent to the previously described course having a radius of 1500.00 feet, an arc distance of 1647.14 feet; thence $S24^{\circ}31'04''E$, continuing along said right of way line, a distance of 708.07 feet; thence southeasterly, continuing along said right of way line, along a curve to the left being tangent to the previously described course having a radius of 1600.00 feet, an arc distance of 182.71 feet to a point on the south line of the

southeast quarter of said section 30; thence S89°42'02"E, along the south line of said southeast quarter, a distance of 177.90 feet to the southeast corner of the west half of the southeast quarter of said section 30; thence S00°19'13"W, along the east line of the west half of the northeast quarter of said section 31, a distance of 218.35 feet to a point on the northerly right of way line of ne. Staley road; thence northwesterly, along the northerly right of way line of said ne. Staley road, along a curve to the left, having an initial tangent bearing of N45°57'24"W, a radius of 330.00 feet, an arc distance of 148.61 feet; thence N71°45'22"W, continuing along said right of way line, a distance of 395.40 feet; thence northwesterly, continuing along said right of way line, along a curve to the right being tangent to the previously described course having a radius of 1477.54 feet, an arc distance of 186.10 feet; thence N64°32'33"W, continuing along said right of way line, a distance of 173.14 feet; thence northwesterly, continuing along said right of way line, along a curve to the left being tangent to the previously described course having a radius of 1072.61 feet, an arc distance of 173.79 feet; thence northwesterly, continuing along said right of way line, along a reverse curve to the right having a radius of 936.70 feet, an arc distance of 255.86 feet; thence N58°10'33"W, continuing along said right of way line, a distance of 342.63 feet; thence northwesterly, continuing along said right of way line, along a curve to the left being tangent to the previously described course having a radius of 330.00 feet, an arc distance of 181.19 feet; thence N89°38'03"W, continuing along said right of way line, a distance of 1975.51 feet; thence northwesterly, continuing along said right of way line, along a curve to the right being tangent to the previously described course having a radius of 120.00 feet, an arc distance of 188.49 feet to a point on the easterly right of way line of said ne. Staley road; thence N00°21'44"E, along the easterly right of way line of said ne. Staley road, a distance of 1227.04 feet; thence northwesterly, continuing along said right of way line, along a curve to the left being tangent to the previously described course having a radius of 180.00 feet, an arc distance of 131.95 feet to a point on the west line of the southwest quarter of said section 30; thence N00°21'54"E, along the west line of the southwest quarter of said section 30, a distance of 67.78 feet to the point of beginning. This description was prepared by Robert G. Young, pls-2007000089 on August 22, 2025.

is hereby rezoned from District R-80 (Residential) to District R-6 (Residential), all as shown outlined on a map marked Section 88-20A-1544, 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. Prior to submittal of a final plat for the initial phase of the development, the applicant must submit a street name plan for the entire development and obtain approval from the Street Name Committee. Any subsequent amendments to the

approved plan may, at the discretion of the Director of City Planning and Development, require submission and approval of a revised street name plan.

2. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
3. The first 30 feet of the landscape buffer tract, adjacent to the parkway right-of-way, shall be a parkway landscape easement.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
5. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
6. The developer shall 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.
7. The developer shall record a covenant to maintain the "no build" landscape buffer tract, describing maintenance responsibilities. No buildings, structures, or fences may be erected within this landscaped buffer tract. Any fencing shall be located at the rear of the platted residential lot; shall be of consistent type, material, and height along the rear of the subdivision; and shall be shown on the landscape plan.
8. Per TDC decision of February 23, 2026, the developer shall make financial contribution and right-of-way dedications in lieu of half street improvements requirements on Staley Road in an amount to be negotiated with the City of Kansas City, Missouri, not to exceed \$500,000.00. These financial and ROW contributions shall be used towards engineering, ROW, and construction of improvements to Shoal Creek Parkway.
9. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
10. Prior to issuance of the certificate of occupancy for the first house built the developer must post a sign at the terminus of all stub streets indicating that the stub street is intended to be opened to through traffic when the adjacent property

is developed. The sign must state "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS."

11. Prior to recording of the final plat, the developer shall secure approval of a project plan from the City Plan Commission for each private open space tract.
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. All required Fire Department access roads shall be an all-weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
14. The developer shall provide an approved turnaround feature (i.e cul-de-sac, hammerhead) for all dead-end streets in excess of 150 feet in length. (IFC-2018: § 503.2.5)
15. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
16. One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads. (IFC-2018: § D107.1)
17. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)
18. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
19. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
20. Required Fire Department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
21. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)

22. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
23. The developer shall provide Fire Department access roads before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
24. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to the recording of the plat.
25. 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.
26. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
27. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the developer shall be responsible for all costs associated with subordination activities now and in the future.
28. That the developer make a financial and right-of-way contributions in lieu of half street improvements required on Staley Road, in an amount to be negotiated not to exceed \$500,000.00. This financial contribution shall be used by the City for the design and construction of improvements to Shoal Creek Parkway and other nearby roadways. The financial contribution in lieu of half street improvements required by Chapter 88, shall be made prior to recording the plat or issuance of a temporary or final certificate of occupancy, as applicable. The Agreement shall be as negotiated with the Public Works Department.
29. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach

entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

30. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
31. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
32. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
33. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
34. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.
35. The developer shall dedicate additional right-of-way and provide easements for N.E. Shoal Creek Parkway in coordination with the Parks Department and as required by the adopted Major Street Plan and/or Chapter 88 so as to provide a minimum of 100 feet of right-of-way as measured from the centerline, along those areas being platted.
36. 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.
37. The developer shall construct temporary off-site cul-de-sacs and grant a City approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.

38. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
39. No water service tap permits will be issued until the public water main is released for taps.
40. The developer shall submit water main extension plans following all the Kansas City Water rules and regulations for water main extensions. The plans shall be developed by a Missouri professional engineer and shall be under contract (permit) prior to final plat recording or building permit issuance. The plans shall include all interior and perimeter water mains as noted in the development plan review.
41. 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.
42. All agreement and easement documents shall be submitted using IB159 to the Infrastructure Review Application on CompassKC for review and approval by the Kansas City Water Services Department prior to issuance of any permits.
43. 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.
44. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department 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.
45. 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.

46. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
47. The developer shall submit a preliminary stream buffer plan prior to approval of the special use/development/rezoning plan in accordance with the Section 88-415 requirements.
48. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
49. The developer shall show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Kansas City Water Services Department.
50. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
51. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit whichever occurs first. Easements shall be per the Kansas City Water matrix easement.
52. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
53. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Kansas City Water Services Department, prior to issuance of any stream buffer permits.
54. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain.

55. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department 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.
56. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Kansas City Water Services Department, prior to recording the plat.
57. For townhouse developments, individual sanitary and water service lines are required to each unit.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260563

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Executive Summary

Rezoning an area of about 87 acres generally located at the southeast corner of North Staley Road and Northeast Shoal Creek Parkway from District R-80 (Residential) to District R-6 (Residential) and approving a development plan, also serving as a preliminary plat to allow for the creation of 200 residential lots. (CD-CPC-2026-00037 & 38).

Discussion

The applicant is proposing to rezone an 87 acres parcel from district R-80 (Residential dash 80) to R-7.5 (Residential dash 7.5) along with seeking approval of a development plan, also serving as a preliminary plat. The site is located at the southeast corner of Northeast Shoal Creek Parkway and Northeast Staley Road. The development plan proposes to subdivide the unplatted parcel for the purpose of residential development. The R-7.5 (Residential) zoning district will allow for the applicant to create 7,500 square foot lots, while the current zoning district would only allow for the creation of additional lots 80,000 square feet or more. The development plan proposes 200 residential lots in five phases; the development plan does not specify building footprints locations or sizes. Additionally, 17 tracts will be created for parkland, private open space and storm water detention. The lots abutting Northeast Shoal Creek Parkway will need to following the Parkway Standards for residential development, per section 88-323 of the Zoning and Development Code.

The development plan shows street trees in compliance with the Zoning and Development Code. Future development on each tract must also comply with the landscaping and screening standards per Section 88-425 of the Zoning and Development code.

There was no public testimony submitted to staff at the time of this docket memo or at the City Plan Commission.

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

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

- ☐ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable, affordable housing, and improve resident wellbeing and cultural diversity.
- ☒ Maintain and increase housing supply to meet the demands of a diverse population.
- ☐ Address the various needs of the City's most vulnerable population by working to reduce disparities.
- ☐ Promote healthy residents by ensuring basic sanitation and living needs are met.
- ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
- ☒ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

None.

Service Level Impacts

Not applicable as this is an ordinance allowing for the development of a private property.

Staff Recommendation

Click or tap here to enter department.

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

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

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

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance allowing for the development of a private property.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an ordinance allowing for the development of a private property.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance allowing for the development of a private property.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units This is an ordinance will allow for the development of a private property to create 200 residential lots.

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

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

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

Please provide reasoning why not:

Not applicable as this is an ordinance allowing for the development of a private property.

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

No(Press tab after selecting)

Not applicable as this is an ordinance allowing for the development of a private property.

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



File #: 260638

00RDINANCE NO. 260638

Sponsor: Councilmember Nathan Willett

Establishing the Kansas City Data Center Transparency Task Force to develop recommendations regarding the planning, regulation, and operation of data centers; directing the development of policies to improve transparency, protect utility ratepayers, coordinate regulatory updates, strengthen workforce development, establish community benefit guidelines, evaluate municipal revenue options, and conduct public engagement; and directing the submission of recommendations to the Mayor and City Council.

WHEREAS, the City Council recognizes that Kansas City is experiencing increasing interest in the development of hyperscale, cloud computing, artificial intelligence (AI), and other large-scale data center facilities; and

WHEREAS, data centers provide opportunities for economic development, technology investment, workforce growth, and municipal revenue while also creating significant demands on electric infrastructure, water resources, land use, transportation systems, and public services; and

WHEREAS, the City Council finds that responsible planning requires transparency regarding energy demand, water consumption, utility infrastructure, operational performance, and community impacts associated with large-scale data center development; and

WHEREAS, the City Council further finds that policies should protect existing residential, commercial, and industrial utility customers from unreasonable cost shifting associated with new large-load electric customers; and

WHEREAS, the City Manager has previously recommended created a task force focused on data center development; and

WHEREAS, the City Council desires to establish a citizen task force to develop recommendations that will position Kansas City to attract responsible investment while protecting the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. There is hereby established the Kansas City Data Center Transparency Task Force to serve in an advisory capacity to the Mayor and City Council and shall develop

recommendations for ordinances, administrative policies, and implementation strategies relating to the development, operation, and regulation of data centers within Kansas City.

Section 2. Definitions: As used in this ordinance:

- 1) “data center” means a facility used primarily to house computer systems and associated components, including servers, storage, and network equipment, for data processing, storage, or distribution;
- 2) “hyperscale data center” means a data center designed to support large-scale, high-density computing operations at a scale substantially greater than a conventional enterprise data center; and
- 3) “artificial intelligence data center” or “AI data center” means a data center used primarily to train, host, or operate artificial intelligence or machine-learning systems.

Section 3. The task force shall consist of thirteen (13) voting members appointed by the Mayor, two from each of the six council districts and one at-large. Within 30 days of the effective date of this ordinance, each Councilmember, may, but is not required to, submit name(s) of potential appointees to the Mayor for consideration. In making appointments, the Mayor is encouraged to ensure that the task force collectively reflects experience or knowledge in the following areas:

- city planning and development;
- electric, water, or utility infrastructure;
- engineering or architecture;
- data center development or operations;
- artificial intelligence or information technology;
- energy generation, transmission, or distribution;
- construction and skilled trades;
- workforce development or higher education;
- economic development;
- finance or public administration;
- environmental stewardship;
- neighborhood organizations; and
- consumer or utility ratepayer advocacy.

The Mayor shall designate one member as chair. Members shall serve until the task force is dissolved as provided in Section 7.

Section 4. The task force shall develop recommendations concerning the following matters:

- 1) Data Center Transparency: Develop recommendations to modernize Chapter 17 of the Code of Ordinances and other applicable City regulations to improve transparency regarding:

- a. projected and actual electrical demand;
 - b. energy generation and procurement;
 - c. renewable energy utilization;
 - d. water consumption;
 - e. cooling technologies;
 - f. backup generation systems;
 - g. environmental impacts;
 - h. operational performance;
 - i. utility infrastructure requirements;
 - j. emergency preparedness; and
 - k. annual public reporting requirements.
 - l. Recommendations shall balance public transparency with the protection of proprietary business information where appropriate.
- 2) Regulatory Coordination: establish a consistent and predictable regulatory framework by developing recommendations coordinating data center regulations with ongoing updates to:
- a. zoning regulations;
 - b. development regulations;
 - c. subdivision regulations;
 - d. building codes;
 - e. fire codes;
 - f. infrastructure planning; and
 - g. utility planning.
- 3) Workforce Development: Develop strategies that strengthen Kansas City's competitiveness while supporting workforce development in:

- a. information technology;
 - b. artificial intelligence;
 - c. cybersecurity;
 - d. electrical infrastructure;
 - e. construction trades;
 - f. HVAC systems;
 - g. energy management;
 - h. weatherization;
 - i. renewable energy;
 - j. facility operations;
 - k. apprenticeship programs; and
 - l. higher education partnerships.
- 4) Community Benefit Guidelines: Develop recommendations for City incentive guidelines applicable to hyperscale and AI-related data centers. Recommendations shall include measurable community benefit expectations concerning:
- a. local hiring;
 - b. prevailing wages;
 - c. apprenticeship participation;
 - d. workforce training;
 - e. educational partnerships;
 - f. broadband access;
 - g. neighborhood investment;
 - h. environmental performance;

- i. emergency preparedness;
 - j. public reporting; and
 - k. community investment.
- 5) **Municipal Revenue Analysis:** Evaluate lawful municipal revenue opportunities associated with data center development, including development impact fees; utility-related revenues; franchise fees where authorized; special assessments; payments in lieu of taxes; service fees; and other lawful municipal revenue mechanisms. Recommendations shall identify opportunities to support:
- a. municipal infrastructure;
 - b. workforce development;
 - c. neighborhood improvements;
 - d. broadband access;
 - e. public safety;
 - f. municipal services;
 - g. affordable housing; and
 - h. sustainability initiatives.
- 6) **Public Engagement:** Identify community priorities, concerns, and opportunities related to future data center development by developing and implementing a public engagement strategy that includes:
- a. public meetings;
 - b. stakeholder roundtables;
 - c. community workshops;
 - d. deliberative polling;
 - e. surveys;
 - f. focus groups;
 - g. online participation opportunities; and

- h. public comment opportunities.
- 7) Utility Ratepayer Protection: Develop recommendations to protect existing residential, commercial, and industrial utility customers from unreasonable costs associated with new large-load data center development. Recommendations shall include:
- a. Evaluation of utility infrastructure costs attributable to new data center development.
 - b. Policies encouraging large-load customers to bear an appropriate share of generation, transmission, distribution, substations, and interconnection costs associated with their projects.
 - c. Coordination with electric utilities and applicable regulatory agencies regarding cost allocation methodologies intended to minimize cost shifting to existing ratepayers.
 - d. Evaluation of phased infrastructure investments tied to verified customer demand.
 - e. Evaluation of contractual mechanisms, including minimum load commitments and infrastructure cost recovery agreements, that reduce financial risks to utilities and their existing customers.
 - f. Recommendations encouraging energy efficiency, demand management, distributed energy resources, energy storage, and on-site generation where appropriate.
 - g. Annual reporting regarding electric demand, utility infrastructure investments, and operational impacts associated with major data center developments.
- 8) Utility Reliability: Develop recommendations intended to preserve reliable electric service while accommodating future growth, including:
- a. long-term transmission and distribution planning;
 - b. reserve capacity planning;
 - c. peak demand management;
 - d. battery storage and resiliency technologies;
 - e. coordination among utilities and governmental agencies; and

- f. infrastructure planning for future large-load customers.
- 9) Final Report: The Task Force may submit interim recommendations at any time but shall submit a report to the Mayor and City Council within twelve (12) months after its initial meeting containing:
 - a. proposed amendments to Chapter 17;
 - b. recommended zoning and development regulations;
 - c. building code recommendations;
 - d. workforce development recommendations;
 - e. utility planning recommendations;
 - f. ratepayer protection recommendations;
 - g. municipal revenue recommendations;
 - h. community engagement findings;
 - i. recommended community benefit standards; and
 - j. an implementation schedule.

Section 5. Except as otherwise provided in this ordinance, the task force shall be governed by the standing rules for boards, commissions, and task forces set forth in Section 2-723 of the Code of Ordinances, including its provisions on parliamentary authority, public notice and meetings under Chapter 610, RSMo, closed sessions, attendance and removal of members, voting, quorum, conduct of business, and annual conflict-of-interest disclosure.

Section 6. The task force shall meet at least eight (8) times and shall provide opportunities for public comment, publish agendas, minutes, reports, recommendations, and make non-confidential information available to the public. The task force shall conduct its meetings, votes, and records in compliance with the Missouri Sunshine Law, Chapter 610, RSMo, and shall close a meeting, vote, or record only to the extent that law permits.

Section 7. Unless otherwise required by law, the task force shall be dissolved upon the earlier of the submission of the report to the Mayor and City Council required by Section 4, or two years after its initial meeting, unless the City Council by ordinance extends its existence.

..end

Approved as to form:

Matthew Gigliotti
City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution#: 260638

Submitted Department/Preparer: City Manager's Office

Revised 01/30/25

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

Executive Summary

Establishing the Kansas City Data Center Transparency Task Force to develop recommendations regarding the planning, regulation, and operation of data centers; directing the development of policies to improve transparency, protect utility ratepayers, coordinate regulatory updates, strengthen workforce development, establish community benefit guidelines, evaluate municipal revenue options, and conduct public engagement; and directing the submission of recommendations to the Mayor and City Council.

Discussion

The City Council recognizes that Kansas City is experiencing increasing interest in the development of hyperscale, cloud computing, artificial intelligence (AI), and other large-scale data center facilities. Data centers provide opportunities for economic development, technology investment, workforce growth, and municipal revenue while also creating significant demands on electric infrastructure, water resources, land use, transportation systems, and public services. The City Council finds that responsible planning requires transparency regarding energy demand, water consumption, utility infrastructure, operational performance, and community impacts associated with large-scale data center development. The City Council further finds that policies should protect existing residential, commercial, and industrial utility customers from unreasonable cost shifting associated with new large-load electric customers. The City Manager has previously recommended created a task force focused on data center development. The City Council desires to establish a citizen task force to develop recommendations that will position Kansas City to attract responsible investment while protecting the public interest.

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☒ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.

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

Prior Legislation

n/a

Service Level Impacts

n/a

Staff Recommendation

City Council

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

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

Click or tap here to provide reasoning.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Establishing task force
2. How have those groups been engaged and involved in the development of this ordinance?
Establishing task force
3. How does this legislation contribute to a sustainable Kansas City?

Establishing task force

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

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

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

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

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 260672

ORDINANCE NO. 260672

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 2.6 acres to allow for multiple commercial buildings on one lot in District B2-2 generally located at 9840 N. Cedar Avenue. (CD-CPC-2026-00067).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B2-2 (Neighborhood Business) generally located at 9840 N. Cedar Avenue, and more specifically described as follows:

Highland Plaza West 2nd Plat pt Lt 2 lyng in TIF and Highland Plaza West 2nd Plat Pt 12 not lyng in TIF.

is hereby approved, subject to the following conditions:

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

6. The Fire Department Connection (FDC) shall not be located that obstructs access/egress to the building when in use. (IFC-2018 § 912.2)
7. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
8. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
9. All required Fire Department access roads shall be an all-weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
10. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access. (IFC-2018 § 912.2.1)
11. 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)
12. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
13. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft-6 in. clearance height. Check with Streets & Traffic (KCMO Public Works Department) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
14. Proposed buildings shall have a Fire Department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
15. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
16. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
17. All Fire Department Connections (FDC) shall be threaded connections. Storz connections are not allowed in the City of Kansas City, Missouri. (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1)

18. A Knox Box shall be provided near the main entrance to the building. (IFC-2018 § 506.1)
19. The developer shall provide Fire Department access roads before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
20. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
21. The developer shall pay the arterial street impact fees as required by Chapter 39 of the City's Code of Ordinances as required by the Land Development Division.
22. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
23. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage of N. Cedar Avenue and to a tie-in point with the existing sidewalks. In addition, the developer shall construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
24. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
25. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
26. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
27. The developer shall submit water main extension plans to install two new fire hydrants along N. Cedar Aven per the utility plan sheet. The plans shall be prepared by a Missouri professional engineer and submitted through CompassKC for review, acceptance and contracts. The plans shall follow Kansas City Water rules and regulations for water main extensions and relocations. The plans shall

be under contract (permit) prior to final plat recording or building permit issuance whichever occurs first.

28. The developer shall provide acceptable easement and secure permits to relocate sewers out from under proposed buildings and structures. Any existing public lines located under proposed structures must be abandoned in place or removed and easements vacated or relocated and new easements shall be provided; as required by the Kansas City Water Services Department prior to recording the plat or issuance of a building permit, whichever occurs first. Easements shall be per the Kansas City Water Services Department matrix easement. All proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first. Easements shall be per the Kansas City Water Services Department matrix easement.
30. The developer shall submit a detailed micro storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with the current, approved macro study on file with the City and with current adopted standards in effect at the time of submission, including water quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and the developer constructs any other improvements as required by the Kansas City Water Services Department as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
31. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
32. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer or outside the plat and include said document(s) within the public improvement applications submitted for permitting. Offsite improvements will require performance and maintenance bonds to be posted for permitting if determined to be necessary by the Director of the Kansas City Water Services Department.
33. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to recording the plat or issuance of a building permit to connect the private system to

the public sewer main and, depending on adequacy of the receiving system, make other improvements as may be required.

34. All agreement and easement documents shall be submitted using IB159 to an infrastructure review application on CompassKC for review and approval by the Kansas City Water Services Department prior to issuance of any permits.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260672

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Executive Summary

Approving a development plan on about 2.6 acres to allow for multiple commercial buildings on one lot in District B2-2 generally located at 9840 N Cedar Avenue. (CD-CPC-2026-00067)

Discussion

The proposed plan contains three medical office buildings on one lot. The three buildings will total approximately 17,650 square feet. A minimum of 70 parking spaces are required and 109 spaces will be provided, which is under the 141 maximum allowed spaces. All parking will be located to the rear (west) of the buildings and have an interior drive connection to the lot to the south.

Pedestrian sidewalks will be provided to the public right-of-way to connect into the sidewalk system in this commercial development area. Sidewalks will also be provided in the parking lot area towards building entrances.

Proposed landscape species include Red Oak, Honeylocust, Maple, Juniper, Redbud, and others. Proposed building materials include brick and EIFS.

Staff and CPC recommend approval with conditions. Two neighbors provided testimony at the hearing. One neighbor had concerns with the vegetation between the subject site and residential neighborhood to the west. The other neighbor asked for confirmation about proposed lighting levels.

Fiscal Impact

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

Not applicable as this is an ordinance authorizing physical development on a private property.

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

Not applicable as this is an ordinance authorizing physical development on a private property.

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

Not applicable as this is an ordinance authorizing physical development on a private property.

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

Not applicable as this is an ordinance authorizing physical development on a private property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.

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

Prior Legislation

Case No. 6158-CP-7 - Ordinance No. 000889 Rezoning from District R-1a (one-family dwellings, medium density) and District CP-2 (local planned business center) to District CP-2, and approval of a preliminary development plan for a retail/ office development (Highland Park Business Center). Approved August 5, 2000

Service Level Impacts

None

Staff Recommendation

City Planning and Development

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

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

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

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?

This project completed public engagement as required by section 88-505-12.

3. How does this legislation contribute to a sustainable Kansas City?
The proposed development will fill in an undeveloped parcel.

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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