



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, January 28, 2025

1:30 PM

26th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

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

Public Testimony is Limited to 2 Minutes

Director of Health

250038 Sponsor: Director of Health Department

Accepting and approving a grant award in the amount of \$2,196,300.00 with the U.S. Department of Housing & Urban Development for Housing Opportunities for Persons with AIDS (HOPWA), authorizing the Chief Procurement Officer to execute contracts with SAVE, Inc, in the amount of \$1,411,672.00, and Vivent Health in the amount of \$538,996.00; authorizing the Chief Procurement Officer to extend the term of the contract or increase the total contract dollar amount upon need and appropriation without further Council approval; and recognizing this ordinance as having an accelerated effective date.

Willett

[250046](#) Sponsor: Councilmember Nathan Willett

Rezoning an area of about 56 acres generally located at N. Line Creek Parkway and N.W. Old Stagecoach Road from District AG-R to District R-7.5 and approving a development plan to allow for residential development consisting of 283 dwelling units. (CD-CPC-2024-00169 & CD-CPC-2024-00164)

HELD IN COMMITTEE

Director of City Planning & Development

[241040](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 43 acres in District B3-3 generally located at the northeast corner of Northwest Old Tiffany Springs Road and Northwest Skyview Drive to allow for the creation of twelve lots and two tracts for a commercial development. (CD-CPC-2024-00118)

Director of City Planning & Development

[241041](#) Sponsor: Director of City Planning and Development Department

Vacating an approximately 83,000-square foot area of unimproved right-of-way in District B3-3 generally located on Northwest Skyview Avenue between North Ambassador Drive and Northwest Old Tiffany Springs Road and directing the City Clerk to record certain documents. (CD-ROW-2024-00018)

Director of City Planning & Development

[241057](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an area plan amendment to the Line Creek Valley Area Plan for an area of approximately 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue by changing the recommended land use from low density residential to mixed use community. (CD-CPC-2024-00170) *** Held Until 2/25/2025 ***

Director of City Planning & Development

[241058](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue from Districts B3-3/R-2.5 and R-7.5 to District B3-3 to allow for commercial land uses. (CD-CPC-2024-00153). *** Held Until 2/25/2025 ***

[241065](#) Sponsor: Director of City Planning and Development Department
COMMITTEE SUBSTITUTE

Approving a development plan on about 7.6 acres in District KCIA generally located at 10220, 10200, and 10150 N. Everton Avenue to allow for one industrial logistic/warehouse building. (CD-CPC-2024-00107)

Willett

[241073](#) Sponsor: Councilmember Nathan Willett

Declaring a moratorium until July 16, 2025, on the approval of any zoning map amendments to a manufacturing (M) zoning district within the KCI Area Plan boundary during the KCI Area Plan update process. *** Held Until 2/25/2025 ***

Director of City Planning & Development

[250010](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an area plan amendment to the KCI Area Plan for an area of approximately 59 acres generally located at Interstate 435 and N.W. Cookingham Drive by changing the recommended land use from mixed use community to commercial and industrial. (CD-CPC-2024-00031)

Director of City Planning & Development

[250027](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 59 acres generally located at Interstate 435 and N.W. Cookingham Drive from District AG-R to District M2-3 and approving a development plan that also serves as a preliminary plat to allow for communications service establishments. (CD-CPC-2024-00030 & CD-CPC-2024-00032)

ADDITIONAL BUSINESS

1. Land Development Division Update

2. Closed Session

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

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

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

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

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

Adjournment



File #: 250038

ORDINANCE NO. 250038

Sponsor: Director of Health Department

Accepting and approving a grant award in the amount of \$2,196,300.00 with the U.S. Department of Housing & Urban Development for Housing Opportunities for Persons with AIDS (HOPWA), authorizing the Chief Procurement Officer to execute contracts with SAVE, Inc, in the amount of \$1,411,672.00, and Vivent Health in the amount of \$538,996.00; authorizing the Chief Procurement Officer to extend the term of the contract or increase the total contract dollar amount upon need and appropriation without further Council approval; 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 \$2,196,300.00 between the City of Kansas City, Missouri, acting through its Director of Health, and the U.S. Department of Housing & Urban Development (HUD), whereby HUD will provide funding for Housing Opportunities for Persons with AIDS (HOPWA) from May 1, 2024 through April 30, 2027, for an amount not to exceed \$2,196,300.00, is hereby accepted and approved. A copy of the agreement, in substantial form, is on file with the Director of Health.

Section 2. That the Director of Procurement is authorized to execute a contract with SAVE, Inc., for a total contract amount not to exceed \$1,411,672.00, and with Vivent Health, for a total contract amount not to exceed \$538,996.00, for HOPWA transitional housing assistance for eligible residents in Kansas City, Missouri, to be paid from funds appropriated in Account No. 25-2740-505004-B-G50245426. A copy of the contracts, in substantial form, are on file with the Director of Health.

Section 3. That the Director is hereby authorized to extend the term of the SAVE, Inc., and Vivent Health contracts without further Council approval and that the Director is also hereby authorized to amend these contracts to increase or decrease the total contract dollar amount contingent upon the need and availability of appropriated funds.

Section 4. 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.

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250038

Submitted Department/Preparer: Health

Revised 6/10/24

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

Executive Summary

Accepting and approving a grant award in the amount of \$2,196,300.00 with the US Department of Housing & Urban Development for Housing Opportunities for Persons with AIDS (HOPWA), Designating requisitioning authority; authorizing the Chief Procurement Officer to execute contracts with SAVE, Inc, in the amount of \$1,411,672.00, and Vivent Health in the amount of \$538,996.00; and authorizing the Chief Procurement Officer to extend the term of the contract or increase the total contract dollar amount upon need and appropriation without further Council approval.

Discussion

The City of Kansas City, Missouri's HOPWA funding provides housing assistance and related supportive services for low-income persons with HIV (PWH) and their families residing in the Kansas City Eligible Metropolitan Statistical Area. The KC EMSA includes eight Missouri counties (Cass, Clay, Clinton, Caldwell, Jackson, Lafayette, Platte, and Ray) and five Kansas counties (Johnson, Leavenworth, Linn, Miami, and Wyandotte). KCHD anticipates serving at least 186 PWH through this FY24 HOPWA funding.

HOPWA housing assistance is provided by KCHD directly and by subrecipients contracted through the City's RFP process. HOPWA housing assistance includes: Tenant-Based Rental Assistance (TBRA) in the form of housing choice vouchers; Transitional Housing; Short-Term Rent, Mortgage, and Utility Assistance (STRMU); Permanent Housing Placement (PHP) to remove barriers to accessing housing; Gap Lodging to prevent homelessness; Employment Services to help clients increase income; Housing Case Management; and Housing Navigation.

PWH need supportive housing tailored to their needs. HOPWA helps ensure PWH can access and maintain treatment adherence by assisting them with stable housing and support services. PWH have a significant need for housing stability because houselessness and unstable housing are conditions strongly associated with inadequate HIV health care, including failure to connect with a primary care provider. Poor engagement in care is associated with poor health outcomes, including increased mortality and increased transmission of HIV.

HOPWA is the only Federal program dedicated to the housing needs of people living with HIV/AIDS. Under the HOPWA Program, HUD makes grants to local communities, States, and nonprofit organizations for projects that benefit low-income persons living with HIV/AIDS and their families

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Housing Opportunities for Persons with AIDS fund - 2740
3. How does the legislation affect the current fiscal year?
The Funds for this legislation have been previously budgeted. There is no effect on the current Fiscal Year
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
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)

There is no fiscal activity or account to verify. The funds have already been previously appropriated.

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 325 people with HIV (PWH) by providing stable housing through Tenant-Based Rental Assistance (TBRA) and by preventing homelessness through Permanent Housing Placement (PHP) services. This also expands the capacity of KCMO's HOPWA programming by adding an additional housing service provider (Vivent), which will increase the ability of the HOPWA program to respond to the needs of PWH and prevent or address homelessness.

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 housing and preventing homelessness 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 TBRA to PWH, this will increase the access of low-income PWH to affordable and quality housing.

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 by HOPWA activities through preventing and addressing homelessness among PWH.

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

Health Department's HIV Housing staff have engaged with PWH who are HOPWA consumers for nearly 18 months through the "HOPWA Equity Initiative," which has brought staff and these consumers together to assess equity in KCMO's HOPWA program. Their input has helped shape this funding plan, as well as long-term plans to align HOPWA services equitably for those most impacted by HIV in the City.

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

By preventing and addressing homelessness in the KC Metro, this increases sustainability in KCMO.

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:

Contractors selected

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

No(Press tab after selecting)

Click or tap here to enter text.

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

Yes(Press tab after selecting)

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



File #: 250046

ORDINANCE NO. 250046

Sponsor: Councilmember Nathan Willett

Rezoning an area of about 56 acres generally located at N. Line Creek Parkway and N.W. Old Stagecoach Road from District AG-R to District R-7.5 and approving a development plan to allow for residential development consisting of 283 dwelling units. (CD-CPC-2024-00169 & CD-CPC-2024-00164)

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-1466, rezoning an area of about 56 acres generally located at N. Line Creek Parkway and N.W. Old Stagecoach Road from District AG-R (Agricultural-Residential) to District R-7.5 (Residential) and approving a development plan to allow for residential development consisting of 283 dwelling units, said section to read as follows:

Section 88-20A-1466. That an area legally described as:

Begin at the nw corner of the SW 1/4 of Sec 4 T51 R33 then S 00-04-37 W, 280.50' thence S 89-45-00 E, 337.78' then N 58-19-25 W, 16.77'.

is hereby rezoned from AG-R (Agricultural-Residential) to R-7.5 (Residential), all as shown outlined on a map marked Section 88-20A-1466, 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 an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.

2. The developer shall submit an affidavit, 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. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
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 developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
7. The developer shall secure approval of a project plan from the City Plan Commission prior to a building permit.
8. Prior to the approval of a project plan or final plat the applicant shall resolve the Parks Department correction stating: The Parks Department is not supportive of the southern portion of Tract C used to satisfy the parkland dedication requirements of Section 88-408. Plans shall be revised to only allow the northern portion of Tract C as private open space counted towards parkland dedication.
9. Prior to the approval of a project plan or final plat the applicant shall resolve the correction from KCFD stating: Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC-2018 § D103.4)
10. Prior to recording the final plat the developer shall secure approval of a project plan from the City Plan Commission for each private open space tract.
11. Prior to submittal for the final plat the applicant must submit and gain approval of a street name plan.
12. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

13. The developer shall meet the minimum fire hydrant requirements of the Kansas City, Missouri Water Services Department applicable to a water main extension which is every 300 feet commercial or 600 feet residentially zoned area.
14. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
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. A required Fire Department access road shall be an all-weather surface. (IFC-2012: §503.2.3)
17. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 feet, 6 inch clearance height. The developer shall check with KCMO Public Works or the Missouri Department of Transportation that may have street planning regulations that supersede the Fire Code. (IFC 2018: § 503.2.1)
18. 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)
19. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC 2018 § 501.4 and 3310.1; NFPA 241 2013 § 7.5.5)
20. Consider adding reinforcement to the exterior doors of the property for safety. Items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of crimes.
21. Consider all units to have 180-degree eye viewers (peep holes) which will allow a person to view outside their apartment prior to opening the door.
22. Address must be determined, and location should be identified and described or shown on site plan prior to approval of building permit. Address should be placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background and be Arabic numerals or alphabetical letters. Each character should not be less than 4 inches in height with a stroke width of not less than 0.5 inches.
23. The developer shall submit a lighting plan prior to obtaining a building permit that shows foot-candles. The minimum Illumination Engineering Society (IES) standards for this development would be: average maintained foot-candles (fc) for common areas/parking lots would be 3 fc with an average to minimum ratio of 4:1, 10 fc at the mailbox areas with an average to minimum ratio of 3:1, 0.8 fc at

exterior doors with an average to minimum ratio of 4:1, and 0.6 fc on trails/pathways with an average to minimum ratio of 4:1 (G-1-22).

24. Plant height near lighting fixtures should be identified and/or a note should be added explaining that landscaping trees will not interfere with the lighting (foot-candle ratings) prior to obtaining a building permit.
25. The developer shall fully comply with the parkway and boulevard standards as outlined in 88-323 or seek variance from the Board of Zoning Adjustment prior to building permit.
26. Prior to construction adjacent to a parks and recreation jurisdictional street and/or park the developer and/or their representative shall obtain a parks permit for storage and restoration within a park or a parks and recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.
27. The developer shall submit a letter to the Parks and Recreation Department from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a Parks and Recreation jurisdictional street. The letter shall identify the state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed. 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 Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
28. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to recording of the final plat.
29. The developer shall submit plans to the Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and streetlighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks and Recreation Department standards.

30. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements. Please note, each area shall provide recreational amenities. Final plan shall be submitted prior to release of final plat.
31. Any trails to be credited towards satisfying the parkland dedication requirements shall be a minimum width of 7 feet, constructed of concrete, and meet the construction standards of the Parks and Recreation Department.
32. 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.
33. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
34. A traffic impact study shall be submitted and approved by the Public Works Department to review the warrants for a traffic signal installation at the intersection of N.W. Barry Road and N. Line Creek Parkway prior to the approval of a project plan.
35. 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.
36. 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.

37. The developer shall design and construct N.W. 90th Street to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.
38. 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.
39. 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.
40. 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.
41. 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.
42. No water service tap permits will be issued until the public water main is released for taps.
43. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
44. The developer shall ensure that water and fire service lines should meet current Kansas City Water rules and regulations, prior to a certificate of occupancy.
45. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
46. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.

47. Submit public water main extension plans prepared by a Missouri professional engineer meeting all the Kansas City, Missouri Water Services Department rules and regulations through Compass KC for the public water main extension in NW 90th Street. This public water main shall be 12" Class 52 DIP and connect at both ends with the existing public water distribution system. The water main extension plans shall be designed and contracted (permitted) prior to building permit issuance or recording of the plat.
48. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Kansas City, Missouri Water Services Department, prior to issuance of any stream buffer permits.
49. 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.
50. The developer shall provide covenants to maintain private utility mains acceptable to the Kansas City, Missouri Water Services Department for any private utility mains located within private streets prior to the issuance of any building permits.
51. The developer shall submit covenants, conditions and restrictions to the Kansas City, Missouri Water Services Department 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.
52. The developer shall submit a final stream buffer plan to the Kansas City, Missouri 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 submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
54. Kansas City, Missouri Water Services Department public utility easements shall be exclusive and should not overlap the general utility easements.
55. The developer must grant a BMP and/or surface drainage easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
56. The developer must secure permits to extend 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, Missouri Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.

57. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City, Missouri 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.
58. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City, Missouri Water Services Department for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
59. 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.
60. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City, Missouri Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City, Missouri Water Services Department for review and acceptance for the disturbed 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 Kansas City, Missouri Water Services Department.
61. Any utilities located within private streets shall be private utility mains located within private utility easements and covered by covenants to maintain private utility mains.
62. The developer shall provide private utility easements for any private utility mains prior to issuance of any building 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 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 #: 250046

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Rezoning an area of about 56 acres generally located at N. Line Creek Parkway and N.W. Old Stagecoach Road from District AG-R to District R-7.5 and approving a development plan to allow for residential development consisting of 283 dwelling units. (CD-CPC-2024-00169 & CD-CPC-2024-00164)

Discussion

The applicant is proposing to rezone the subject property to R-7.5 (Residential) to allow for a residential development. NW 90th Street currently terminates on the western edge of the site where Menards is located, and N. Line Creek Parkway runs north-south along the eastern perimeter of the site. The site is heavily wooded and generally flat. The applicant is proposing to construct 283 dwelling units distributed across eleven different models and layouts of homes. All the structures will be constructed on a slab with no basement. This development will be constructed as a build-to-rent (BTR) product and the developer will retain ownership of the homes. The homes will range in size from a one bedroom at 800 square feet, up to four bedroom homes which are approximately 1,800 square feet. Staff appreciate the different options in size, attention to architectural variety and the general neighborhood scale and character that is proposed within this development.

The development will consist of two lots, divided by NW 90th Street. The developer will be responsible for extending and constructing NW 90th Street, a public street roughly a quarter of a mile from Menards on the west to N. Line Creek Parkway on the east. All the streets north and south of NW 90th Street will be private streets and shall be maintained by the master developer. The applicant did coordinate with the Public Works Mobility Division and will construct a raised intersection at the intersection of NW 90th Street and one block west of (labeled Private Road E on the site plan) N. Line Creek Parkway. The raised intersection will promote pedestrian safety and encourage slower vehicular speeds along the generally straight NW 90th Street.

Staff recommends approval for the proposed rezoning and development plan. On January 15th, 2025 the City Plan Commission (CPC) voted 6-0 to approve the rezoning and development plan applications.

The applicant held the required public engagement meeting on December 10, 2024 and then held an additional meeting with a nearby neighborhood association.

There was no testimony in opposition to the application at the City Plan Commission hearing. Staff did receive a letter from Menards stating that the retail establishment was constructed prior to this residential development application being submitted.

Fiscal Impact

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

2. What is the funding source?
Not applicable, as this is a zoning ordinance.

3. How does the legislation affect the current fiscal year?
Not applicable, as this is a zoning ordinance.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable, as this is a zoning ordinance.

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No

2. This fund has a structural imbalance. Yes No

3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

There are no controlling cases for the subject property.

Service Level Impacts

No service level impacts were identified.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No potential health impacts were identified.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant held the required public engagement on December 10th, 2024.

3. How does this legislation contribute to a sustainable Kansas City?
No information related to the sustainability of this project was submitted to the City.

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

Total Number of Units 283

Number of Affordable Units Not provided to City staff

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 #: 241040

ORDINANCE NO. 241040

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 43 acres in District B3-3 generally located at the northeast corner of Northwest Old Tiffany Springs Road and Northwest Skyview Drive to allow for the creation of twelve lots and two tracts for a commercial development. (CD-CPC-2024-00118)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-3 (Community Business (Dash 3)) generally located at the northeast corner of Northwest Old Tiffany Springs Road and Northwest Skyview Drive and more specifically described as follows:

A tract of land in the Northwest Quarter of Section 6, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri being bounded and described as follows: At the southeast corner of the Northeast Quarter said Section 6; thence North 88° 57'01" West along the south line of said Northeast Quarter, 2,648.30 feet to the southwest corner of said Northeast Quarter, said point also being the southeast corner of the Northwest Quarter of said Section 6; thence North 88°56'40" West, along the south line of said Northwest Quarter, 122.16 feet; thence North 01°03'20" East, 48.00 feet to the point of beginning of the tract of land to be herein described, said point also being on the northerly right of way line of N.W. Tiffany Springs Road as established in Book 1089, at page 486 (said document established right of way for N.W. Tiffany Springs Road and N. Ambassador Road); thence westerly along said northerly right of way line the following ten courses: thence North 88°56'40" West, 1,152.61 feet; thence North 85°07'45" West, 270.47 feet; thence North 88°56'40" West, 205.57 feet; thence northwesterly along a curve to the right being tangent to the last described course with a radius of 36.00 feet, a central angle of 83°29'36" and an arc distance of 52.46 feet; thence northerly along a curve to the left having a common tangent with the last described course with a radius of 1,137.00 feet, a central angle '00°45'24" and an arc distance of 15.02 feet; thence South 84°02'39" West, 104.00 feet; thence southerly along a curve to the right having an initial tangent bearing of South 06°13'59" East with a radius of 1,033.00 feet, a central angle of 00°19'21" and an arc distance of 5.81 feet; thence southwesterly along a curve to the right having a common tangent with the last described course with a radius of 36.00 feet, a central angle of

96°57'59" and an arc distance of 60.93 feet; thence North 88°56'40" West, 450.03 feet; thence South 87°38'12" West, 134.99 feet to a point on the easterly right of way line of N.W. Skyview Avenue (Missouri Highway W) as established by Book 672 at page 680; thence northeasterly (departing aforesaid northerly right of way line of N.W. Tiffany Springs Road) along said easterly right of way line, the following four (4) courses: thence North 07°21'16" East, 17.70 feet; thence northerly along a curve to the right being tangent to the last described course with a radius of 1,085.92 feet, a central angle of 16°28'08" and an arc distance of 312.13 feet; thence North 66°10'36" West, 25.00 feet; thence North 23°49'24" East, 536.93 feet to a point on the southerly right of way line of N. Ambassador Road as established in Book 1145, at page 644 (said Document established right of way for N. Ambassador Road and N.W. Skyview Avenue); thence easterly (departing aforesaid easterly right of way line) along said southerly right of way line, along a curve to the left having an initial tangent bearing of South 75°38'22" East with a radius of 1,169.00 feet, a central angle of 07°22'16" and an arc distance of 150.39 feet to a point on the westerly right of way line of said N.W. Skyview Avenue as established by said Book 1145 at page 644; thence South 43°22'30" East, along said westerly right of way line, 38.61 feet; thence southerly along said westerly right of way line, along a curve to the left having an initial tangent bearing of South 03°45'13" East with a radius of 1,146.00 feet, a central angle of 13°21'50" and an arc distance 267.30 feet; thence South 17°07'03" East, along said westerly right of way line, 161.32 feet; thence North 72°52'57" East, along the southerly right of way line of said N.W. Skyview Avenue as established by said Book 1145 at page 644, 110.00 feet to the easterly right of way line of said N.W. Skyview Avenue as established by said Book 1145 at page 644; thence North 17°07'03" West, along said easterly right of way line, 161.32 feet; thence northerly along said easterly right of way line, along a curve to the right being tangent to the last described course with a radius of 1,036.00 feet, a central angle of 13°35'46" and an arc distance of 245.84 feet; thence North 43°25'52" East, along said easterly right of way line, 34.59 feet to a point on the southerly right of way line of said N. Ambassador Road as established by said Book 1145 at page 644; thence easterly along said southerly right of way line the following six (6) courses; thence easterly along a curve to the left having an initial tangent bearing of North 89°07'39" East with a radius of 1,152.00 feet, a central angle of 18°05'05" and an arc distance of 363.62 feet; thence North 71°02'33" East, 131.67 feet; thence southeasterly along a curve to the right being tangent to the last described course with a radius of 1,030.00 feet, a central angle of 84°28'24" and an arc distance of 1,518.57 feet; thence South 24°29'02" East, 30.34 feet; thence southeasterly along a curve to the right being tangent to the last described course with a radius of 970.00 feet, a central angle of 02°34'34" and an arc distance of 43.61 feet; thence South 12°11'38" East, 16.41 feet to a point on the westerly right of way line of N. Ambassador Road as established by aforesaid document recorded in Book 1089 at page 486; thence southerly along said westerly right of way line the following three (3) courses; thence continuing South 12°11'38" East, 105.60 feet; thence southerly along a curve to the right having an initial tangent bearing of South

14°41'18" East with a radius of 957.00 feet, a central angle of 10°32'00" and an arc distance of 175.94 feet; thence southwesterly along a curve to the right having a common tangent with the last described course with a radius of 36.00 feet, a central angle of 95°12'40" and an arc distance of 59.82 feet to the point of beginning. Containing 41.38 acres, more or less.

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The applicant shall submit a project plan to be approved administratively by the Director of City Planning and Development for each lot within the development. The project plan must conform to the adopted design guidelines approved with this development plan and include all submittal items as outlined by the director's minimal submittal requirements.
3. 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.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
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 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.
7. Prior to recording the final plat the developer shall upload and secure approval of a street tree planting plan from the City Forester.
8. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, by submitting a final plat for all lots created.

9. The applicant shall revise the plans to satisfy the Water Services Department corrections to revise the deviation note on the cover to request not installing the extension of approximately 750' of 12" DIP public water main with fire hydrants along N.W. Old Tiffany Springs Road between N.W. Skyview and the western property line. (The text in the note that this main extension would not serve this development is not accurate as the requested main extension provides a portion of the looped connection west toward the transmission main which when completed will improve the distribution system reliability and redundancy.)
10. All construction shall meet the requirements of the 2018 IBC, KCBRC and 2021 IECC.
11. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
12. 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)
13. Required Fire Department access roads shall be all-weather surfaces. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed) Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3) The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius (IFC-2018: § 503.2.4) and shall provide fire lane signage on fire access drives.
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) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
15. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to a certificate of occupancy or recording of final plat, whichever may come first, for the residential portions of the development.
16. Ambassador Drive & Drive B: Construct a westbound left-turn lane with a minimum storage length of 200 feet plus an appropriate taper as per MUTCD. Old

Tiffany Springs Road & Drive C: Construct an eastbound left-turn lane with a minimum storage length of 200 feet plus an appropriate taper as per MUTCD.

17. 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.
18. 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.
19. The developer shall dedicate additional right-of-way and provide easements for N.W. Skyview Avenue as required by the adopted major street plan and/or Chapter 88 so as to provide a minimum of 60 feet of right-of-way as measured from the centerline, along those areas being platted.
20. 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.
21. 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.
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. No water service line will be less than 1-1/2" in diameter where three or more units or a commercial building will be served by one domestic service line and meter.

24. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
25. The developer shall ensure that water and fire service lines shall meet current Water Services Department rules and regulations prior to a certificate of occupancy.
26. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
27. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
28. The developer shall submit water main extension plans for the extension of approximately 750' of 12" DIP water main and fire hydrants along N.W. Old Tiffany Springs Road from N.W. Skyview Avenue to the western property limits. The water main extension shall follow all the Kansas City Water Services Department rules and regulations for water main extensions and shall be under contract (permitted) prior to building permit issuance.
29. 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.
30. The internal storm and water utilities located within private streets shall be private utility mains located within the utility and access easement and be covered by a covenant to maintain private utility mains.
31. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain.
32. 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.
33. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian

species within the buffer zones due to construction activities on the site, in accordance with Section 88-415 requirements.

34. The developer shall grant any BMP easements to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
35. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department for review and acceptance for the disturbed 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 Kansas City Water Services Department.
36. 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.
37. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with Section 88-415 requirements.
38. 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.
39. The developer shall secure permits to extend 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.
40. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

41. 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 storm water detention area tracts, prior to recording the plat.
42. The developer shall provide covenants to maintain private storm sewer mains and water mains acceptable to the Kansas City Water Services Department for any private utility mains, prior to the issuance of any building 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 #: 241040

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a development plan on about 43 acres to allow for the creation of twelve (12) lots and two (2) tracts for a commercial development in District B3-3 (Commercial) generally located at the northeast corner of Northwest Old Tiffany Springs Road and Northwest Skyview Drive. (CD-CPC-2024-00118)

Discussion

The applicant is seeking approval of a Development Plan for an approximately 43-acre site within the existing B3-3 zoning district, located north of NW Old Tiffany Springs Road, between NW Skyview Avenue and North Ambassador Drive. The plan proposes to subdivide the unplatted parcel into 12 lots, with sizes ranging from 1.04 to 6.57 acres. While the Development Plan does not specify exact building footprints or locations, future development on these lots will undergo Project Plan review. Future Project Plan review will be conducted administratively by the City Planning and Development Department, ensuring compliance with the adopted Design Guidelines for Skyview Crossing.

The Development Plan shows street trees in compliance with the Zoning and Development Code. Future development on each lot must also comply with landscaping and screening standards per Section 88-425 of the Code and the Landscaping Guidelines within the Design Guidelines.

The proposed architectural materials and design elements within the design guidelines are consistent with adjacent developments. The architecture guidelines for Skyview Crossing establish standards for building form, facade composition, drive-thru facilities, gas pumps, roofing, signage, and screening.

Additionally, the Major Street Plan designates NW Old Tiffany Springs Road and NW Skyview Avenue as part of the Special Rapid Transit Corridor (SRTC), which will provide a vital future connection between the airport and downtown. Right-of-way and easements have already been secured along much of this corridor, including the south side of NW Old Tiffany Springs Road. The connection to the north will be preserved through the existing right-of-way on NW Skyview Avenue, located west of the development site. The developer will vacate this right-of-way through a separate application (CD-ROW-2024-00018) and easement via a Final Plat application.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing the development and use of a property. .
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing the development and use of a 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 a zoning ordinance authorizing the development and use of a property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a zoning ordinance authorizing the development and use of a 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)

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

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)

2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - Build on existing strengths while developing a comprehensive transportation plan for the future.
 - Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
 - Ensure adequate resources are provided for continued maintenance of existing infrastructure.
 - Focus on delivery of safe connections to schools.

Prior Legislation

There is no prior legislation for the referenced site.

Service Level Impacts

Not applicable as this is a zoning ordinance authorizing the development and use of a property.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance authorizing the development and use of a property.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is a zoning ordinance authorizing the development and use of a property.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a zoning ordinance authorizing the development and use of a property.
4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Not applicable as this is a zoning ordinance authorizing the development and use of a property.

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

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

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

Please provide reasoning why not:

Not applicable as this is a zoning ordinance authorizing the development and use of a 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 a zoning ordinance authorizing the development and use of a 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 #: 241041

ORDINANCE NO. 241041

Sponsor: Director of City Planning and Development Department

Vacating an approximately 83,000-square foot area of unimproved right-of-way in District B3-3 generally located on Northwest Skyview Avenue between North Ambassador Drive and Northwest Old Tiffany Springs Road and directing the City Clerk to record certain documents. (CD-ROW-2024-00018)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 24th day of June, 2024, a petition was filed with the City Clerk of Kansas City by Matthew Kist for the vacation of right-of-way in the Northwest Quarter of Section 6, Township 51 North, Range 33 West, in the City of Kansas City, Platte County, Missouri, being more particularly described as follows, prepared on June 21, 2024 by John B. Young, PLS-2006016647: Commencing at the southwest corner of said Northwest Quarter, thence North 00°19'05" East along the west line of said Northwest Quarter, 45.00 feet to the north right-of-way line of N.W. Old Tiffany Springs Road, as now established; thence North 89°05'31" East along said north right-of-way line, 17.12 feet to the point of beginning; thence on a curve to the right, having an initial tangent bearing North 06°15'02" East, a radius of 1221.43 feet and an arc length of 377.96 feet; thence South 66°10'36" East, 25.00 feet; thence North 23°49'24" East, 532.45 feet to the south right-of-way line of N. Ambassador Drive, as now established; thence South 69°49'45" East along said south right-of-way line, 70.00 feet; thence South 23°49'24" West, 536.93 feet; thence South 66°10'36"

East, 25.00 feet; thence on a curve to the left, having an initial tangent bearing South 23°48'03" West, a radius of 1,091.90 feet and an arc length of 329.84 feet to said north right-of-way line of N.W. Old Tiffany Springs Road; thence North 89°08'06" West along said north right-of-way line, 120.63 feet to the point of beginning, containing 79,785 square feet more or less, giving the distinct description of the street to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said street has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That right-of-way in the Northwest Quarter of Section 6, Township 51 North, Range 33 West, in the City of Kansas City, Platte County, Missouri, being more particularly described as follows, prepared on June 21, 2024 by John B. Young, PLS-2006016647: Commencing at the southwest corner of said Northwest Quarter, thence North 00°19'05" East along the west line of said Northwest Quarter, 45.00 feet to the north right-of-way line of N.W. Old Tiffany Springs Road, as now established; thence North 89°05'31" East along said north right-of-way line, 17.12 feet to the point of beginning; thence on a curve to the right, having an initial tangent bearing North 06°15'02" East, a radius of 1221.43 feet and an arc length of 377.96 feet; thence South 66°10'36" East, 25.00 feet; thence North 23°49'24" East, 532.45 feet to the south right-of-way line of N. Ambassador Drive, as now established; thence South 69°49'45" East along said south right-of-way line, 70.00 feet; thence South 23°49'24" West, 536.93 feet; thence South 66°10'36" East, 25.00 feet; thence on a curve to the left, having an initial tangent bearing South 23°48'03" West, a radius of 1,091.90 feet and an arc length of 329.84 feet to said north right-of-way line of N.W. Old Tiffany Springs Road; thence North 89°08'06" West along said north right-of-way line, 120.63 feet to the point of beginning, containing 79,785 square feet more or less, be and the same is hereby vacated and subject to the following conditions:

1. The applicant shall relocate facilities if deemed necessary by Spectrum at applicant's expense and dedicate a new easement as required by Spectrum.
2. The applicant shall relocate facilities if deemed necessary by Evergy at applicant's expense and dedicate a new easement as required by Evergy.

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

I, the undersigned, Recorder of Deeds within and for the County aforesaid, do hereby certify that the foregoing instrument of writing was on the _____ day of _____, A.D. 20____, at _____ o'clock _____ minutes M., duly filed for record in this office, and with certificate of acknowledgment thereon endorsed, is recorded in the records of this office in Book _____, at page _____.

In Testimony Whereof, I hereunto set my hand and affix the seal of said office at Kansas City, Missouri, this day and year last aforesaid.

Recorder

By _____
Deputy



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241041

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Vacating an approximately 83,000-square foot area of unimproved right-of-way in Zoning District B3-3 generally located on Northwest Skyview Avenue between North Ambassador Drive and Northwest Old Tiffany Springs Road and directing the City Clerk to record certain documents. (CD-ROW-2024-00018)

Discussion

The proposed vacation is currently an unimproved portion of right-of-way that was intended to be the site for Northwest Skyview Avenue. Northwest Skyview Avenue was later realigned about 500 feet to the east, where Northwest Skyview Avenue is now fully built. The right-of-way lies between two unplatted properties: one unaddressed parcel to the west and 9200 North Ambassador to the east. The proposed vacation has a companion development plan, Skyview Crossing at Tiffany Springs, which will create twelve lots and two tracts for the purpose of a commercial development (CD-CPC-2024-00118).

The objective of this vacation request is to support the creation of the proposed Skyview Crossing at Tiffany Springs Development Plan. If the proposed vacation is approved, the applicant will record a fifty-foot easement in place of the right-of-way for the rapid transit corridor. There is no public infrastructure within the right-of-way. Spectrum and Evergy currently have infrastructure/facilities within the right-of-way and the applicant will be required to retain an easement for both or relocate facilities at the applicant's expense.

Staff recommended approval with conditions. There was no public testimony regarding this case before the City Plan Commission. City Plan Commission voted to recommend approval with conditions.

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

- Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
- Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
- Build on existing strengths while developing a comprehensive transportation plan for the future.
- Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
- Ensure adequate resources are provided for continued maintenance of existing infrastructure.
- Focus on delivery of safe connections to schools.

Prior Legislation

No prior legislation.

Service Level Impacts

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

Other Impacts

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 241057

RESOLUTION NO. 241057

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an area plan amendment to the Line Creek Valley Area Plan for an area of approximately 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue by changing the recommended land use from low density residential to mixed use community. (CD-CPC-2024-00170) *** **Held Until 2/25/2025** ***

WHEREAS, on February 10, 2011, the City Council through the adoption of Committee Substitute for Resolution No. 110030 adopted the Line Creek Valley Area Plan as a guide for the future development and redevelopment for the area generally bounded by M-152 Highway on the north, North Platte Purchase Drive on the east, N.W. Waukomis Drive/N. Green Hills Drive on the west, and N.W. 68th Street on the south; and

WHEREAS, due to certain changes, it is desirable to modify certain components of the Line Creek Valley Area Plan with an amendment to the Future Land Use Map as it affects that area generally located at N.W. Barry Road and N.W. Winter Avenue; and

WHEREAS, the City Plan Commission considered this amendment to the Land Use Map on November 20, 2024; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did recommend approval of the proposed amendment to the Line Creek Valley Area Plan, NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Line Creek Valley Area Plan and Map are hereby amended for that area of approximately 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue by changing the recommended land use from residential low density to mixed use community.

Section B. That the amendment to the Line Creek Valley Area Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023, by Resolution 230257, and is adopted as a supplement to the KC Spirit Playbook.

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

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241057

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

A request to approve an area plan amendment to amend the Line Creek Valley Area Plan future land use recommendation from residential low density to mixed use community on about 2 acres generally located at NW Barry Road and NW Winter Avenue. (CD-CPC-2024-00170)

Discussion

The Zona Rosa ownership group is proposing to rezone a 1.5 acre parcel of undeveloped land on the northeast corner of NW Barry Road and NW Winter Avenue from B3-3/R-2.5 and R-7.5 to B3-3 to allow for commercial land uses. In 2008, the City Council approved a Chick-fil-A, but no permit was pulled within two years of approval and the previously approved development plan has since lapsed. The approved ordinance, which is no longer in full force and effect, did require the developer to enter into a Cooperative Agreement with the City prior to issuance of a final certificate of occupancy. The developer was required to contribute \$7,200 towards the cost of improving the intersection at NW Barry Road and NW Winter Avenue.

The Line Creek Valley Area Plan, which originally recommended commercial uses on the subject property, was amended in 2009 when the KCI Area Plan was being revised and now currently recommends Residential Low Density as the future land use. NW Barry Road is identified as a thoroughfare on the City's Major Street Plan and the corridor is generally comprised of commercial uses, multi-unit residential structures, institutional uses and heavy vehicular traffic.

On November 20, 2024, staff recommended approval of the application and the City Plan Commission (CPC) recommended approval of the area plan amendment with a vote 6-0.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable, as this is a zoning ordinance.
3. How does the legislation affect the current fiscal year?
Not applicable, as this is a zoning ordinance.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable, as this is a zoning ordinance.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No specific users have been identified for the proposed developer, therefore it is extremely difficult for staff to determine if this legislation will generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

- Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
- Maintain and increase affordable housing supply to meet the demands of a diverse population.
- Address the various needs of the City's most vulnerable population by working to reduce disparities.
- Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- Ensure all residents have safe, accessible, quality housing by reducing barriers.
- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

On February 5, 2008, Case No. 12645-GP-1 was approved by the City Plan Commission to allow for rezoning from District GP-3/4 (regional business/high density residential) and District GP-6 (low density residential) to District GP-3/4 (regional business/high density residential), and approval of a preliminary development plan for a 3,921 square foot restaurant with drive-through. (Zona Rosa District A). The City Council approved the request on March 6, 2008 (Ord. No. 080147).

Service Level Impacts

The area plan amendment resolution is required to allow for commercial uses on the subject property. Staff does anticipate that future commercial development may require additional public infrastructure (vehicular and pedestrian improvements).

Other Impacts

1. What will be the potential health impacts to any affected groups?
Additional vehicular traffic could be generated by additional commercial uses.
2. How have those groups been engaged and involved in the development of this ordinance?
Area plan amendments (resolutions) do not require public engagement. The applicant did hold public engagement for the rezoning application (CD-CPC-2024-00153) on November 12, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
No sustainable contributions have been identified for the proposed project.

4. Does this legislation create or preserve new housing units?
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 #: 241058

ORDINANCE NO. 241058

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue from Districts B3-3/R-2.5 and R-7.5 to District B3-3 to allow for commercial land uses. (CD-CPC-2024-00153). ***** Held Until 2/25/2025 *****

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-1458, rezoning an area of about 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue from Districts B3-3/R-2.5 (Community Business (Dash 3)/Residential 2.5) and R-7.5 (Residential 7.5) to District B3-3 (Community Business (Dash 3)), said section to read as follows:

Section 88-20A-1458. That an area legally described as:

Lot 2 and Tract A, Parcel A of Zona Rosa 1st Plat, a subdivision in Kansas City, Platte County, Missouri.

is hereby rezoned from Districts B3-3/R-2.5 (Community Business (Dash 3)/Residential 2.5) and R-7.5 (Residential 7.5) to District B3-3 (Community Business (Dash 3)), all as shown outlined on a map marked Section 88-20A-1458, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241058

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

A request to approve a rezoning from district B3-3 (commercial) and R-2.5 (residential) and R-7.5 (residential) to district B3-3 (commercial) on about 2 acres generally located at NW Barry Road and NW Winter Avenue. (CD-CPC-2024-00153)

Discussion

The Zona Rosa ownership group is proposing to rezone a 1.5 acre parcel of undeveloped land on the northeast corner of NW Barry Road and NW Winter Avenue from B3-3/R-2.5 and R-7.5 to B3-3 to allow for commercial land uses. In 2008, the City Council approved a Chick-fil-A, but no permit was pulled within two years of approval and the previously approved development plan has since lapsed. The approved ordinance, which is no longer in full force and effect, did require the developer to enter into a Cooperative Agreement with the City prior to issuance of a final certificate of occupancy. The developer was required to contribute \$7,200 towards the cost of improving the intersection at NW Barry Road and NW Winter Avenue.

The Line Creek Valley Area Plan, which originally recommended commercial uses on the subject property, was amended in 2009 when the KCI Area Plan was being revised and now currently recommends Residential Low Density as the future land use. NW Barry Road is identified as a thoroughfare on the City's Major Street Plan and the corridor is generally comprised of commercial uses, multi-unit residential structures, institutional uses and heavy vehicular traffic.

On November 20, 2024, staff recommended approval of the application. There was no public testimony. The City Plan Commission (CPC) recommended approval of the rezoning request with a vote 6-0.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable, as this is a zoning ordinance.
3. How does the legislation affect the current fiscal year?
Not applicable, as this is a zoning ordinance.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable, as this is a zoning ordinance.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No specific users have been identified for the proposed developer, therefore it is extremely difficult for staff to determine if this legislation will generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

On February 5, 2008, Case No. 12645-GP-1 was approved by the City Plan Commission to allow for rezoning from District GP-3/4 (regional business/high density residential) and District GP-6 (low density residential) to District GP-3/4 (regional business/high density residential), and approval of a preliminary development plan for a 3,921 square foot restaurant with drive-through. (Zona Rosa District A). The City Council approved the request on March 6, 2008 (Ord. No. 080147).

Service Level Impacts

The rezoning application is required to allow for commercial uses on the subject property. Staff does anticipate that future commercial development may require additional public infrastructure (vehicular and pedestrian improvements).

Other Impacts

1. What will be the potential health impacts to any affected groups?
Additional vehicular traffic could be generated by additional commercial uses.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant did hold public engagement for the rezoning application (CD-CPC-2024-00153) on November 12, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
No sustainable contributions have been identified for the proposed project.
4. Does this legislation create or preserve new housing units?

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 #: 241065

[COMMITTEE SUBSTITUTE FOR]ORDINANCE NO. 241065

Sponsor: Director of City Planning and Development Department

COMMITTEE SUBSTITUTE

Approving a development plan on about 7.6 acres in District KCIA generally located at 10220, 10200, and 10150 N. Everton Avenue to allow for one industrial logistic/warehouse building. (CD-CPC-2024-00107)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District KCIA generally located at 10220, 10200, and 10150 N. Everton Avenue, and more specifically described as follows:

All of Lots 1, 2 & 3, KCI Industrial Park, a subdivision of land in the City of Kansas City, Platte County, Missouri.

is hereby approved, subject to the following conditions:

1. The proposed development is located in an area where the Kansas City International Airport (MCI) height zoning restrictions apply. No structure in this area should be constructed which exceeds these restrictions. Per FAR Part 77, Objects Affecting Navigable Airspace, the proponent/developer shall file an on-line Form 7460-1, Notice of Proposed Construction or Alteration, for new structures and receive a Determination of No Hazard to Air Navigation from the FAA. Temporary cranes used for construction activities extending higher than the proposed top elevation of the building will need to be evaluated for compliance with FAR Part 77 standards as well. 7460s must be submitted a minimum of 45 days prior to the start date of the proposed construction or alteration. The FAA’s Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website can be accessed at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. It is further recommended the proponent/developer provide the FAA with a 1A survey accuracy statement assuming the highest horizontal and vertical tolerance was used for this design. This information certifies the ground elevations the developer has portrayed within the plans are to higher level of accuracy. Per OEAAA, if this accuracy statement is not provided, an adjustment commensurate with a 50-foot vertical buffer is applied to the development. This information can be referenced at: <https://oeaaa.faa.gov/oeaaa/external/content/surveyAccuracy.jsp>. The proponent/developer is also

recommended to comply with Chapters 3, 4, 5, 12 of FAA Advisory Circular (AC) 70/7460-1L, Obstruction Marking and Lighting, as amended.

2. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
3. The developer shall secure approval of a project plan from the City Plan Commission prior to a building permit of the proposed future expansion.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
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 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.
7. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
8. 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.
9. The developer shall combine Lots 3-5 (10220, 10200, and 10150 N. Everton Avenue) by General Warranty Deed and record with the county prior to a building permit. A copy of the deed should be sent to lotmapping@kcmo.org upon completion of recording.
10. The developer shall receive Council approval of a vacation of right-of-way for 103rd Street prior to a certificate of occupancy.
11. The developer shall apply for a vacation of public right-of-way for N.W. 103rd Street prior to issuance of a building permit.

12. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
13. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018 Table C102.1.
14. 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)
15. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3). Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5). Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds (IFC-2018: § 503.2.3) and shall provide fire lane signage on fire access drives. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
16. 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). Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
17. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1 and NFPA1221)
18. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
19. 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.

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 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.
22. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
23. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
24. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
25. Water/sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
26. The developer shall submit public water main extension plans from a Missouri professional engineer meeting the Kansas City Water Services Department rules and regulations. Approval of the plans and contracts (permits) shall be garnered prior to building permit issuance. The plans shall include extension of an 8" DIP public water main along the N.W. 103rd Street right-of-way approximately 330' to the west property limits (unless this street is vacated as noted on the plans). The plans shall also include an extension of an 8" DIP public water main approximately 550' to the south property limits along the N. Everton Avenue right-of-way and preferably in an easement adjacent to the right-of-way. Public fire hydrants shall be included in these water main extension plans meeting a maximum spacing of 300'. These water main extensions including all

appurtenances and easements are required to either be designed, contracted (permitted) and built or covered by a secured deferral agreement with the Kansas City Water Services Department prior to building permit issuance. Once the 103rd Street right-of-way is vacated, then the water main extension requirement along 103rd Street is not necessary.

27. The developer must submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department for review and acceptance for the disturbed 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 Kansas City Water Services Department.
28. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
29. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
30. 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.
31. 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.

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 #: 241065

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a development plan on about 7.6 acres to allow for one industrial logistic/warehouse building in District KCIA generally located at 10220, 10200, 10150 N Everton Avenue. (CD-CPC-2024-00107)

Discussion

The proposed plan shows a 54,000 square foot industrial warehouse building with a possible future expansion of 27,000 square feet on the southern end of the property. Approximately 23 loading dock positions are shown on the west side of the building and 86 passenger vehicle parking spaces will be located on the east and north sides of the building. The plan also proposes 7 additional dock doors and 43 passenger vehicle parking spaces with the future expansion.

The site will have multiple points of access from N Everton Ave. The developer is required to extend the water main along N Everton Ave to the southern limits of the site.

Staff recommended approval with conditions. No public testimony was provided at CPC. CPC recommends approval with conditions.

Fiscal Impact

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

No applicable as this is a zoning ordinance authorizing physical development on a subject property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The proposed ordinance will require construction of public infrastructure at the cost of the developer, which the City will maintain in the future.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

None

Service Level Impacts

No service level impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
Proposed development will create more construction of industrial development with the potential to enhance the economy in Kansas City as an industrial/logistic hub.
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:

Private development proposal, privately funded.

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 #: 241073

ORDINANCE NO. 241073

Sponsor: Councilmember Nathan Willett

Declaring a moratorium until July 16, 2025, on the approval of any zoning map amendments to a manufacturing (M) zoning district within the KCI Area Plan boundary during the KCI Area Plan update process. *** **Held Until 2/25/2025** ***

WHEREAS, area plans provide a community-driven vision and provide guidance for decisions on topics such as land use and development, transportation, housing and neighborhoods, and economic development; and

WHEREAS, proper long-range planning serves to establish the preferred arrangement of land uses to facilitate the development of the city over time, protect residential neighborhoods, and support economic development; and

WHEREAS, the KCI Area Plan planning area is generally described as the municipal boundary of Kansas City, Missouri on the north; the municipal boundary of Kansas City, Missouri on the west; the municipal boundary of Kansas City Missouri east to Amity Avenue and then along Highway 152 on the south; and the Platte/Clay County boundary on the east; and

WHEREAS, the existing KCI Area Plan was adopted by the City Council on June 18, 2009, with the passage of Ordinance No. 090395 and intended to determine a future vision for the KCI Area that establishes a balance among the interests and needs of residents and businesses and guides development and improvements to offer a broader, more diverse range of residential and commercial opportunities; and

WHEREAS, the KCI Area Plan is now 15 years old; and

WHEREAS, conformance with adopted plans and planning policies is one factor considered in reviewing and making decisions on proposed zoning map amendments; and

WHEREAS, industrial development has the potential to create negative externalities on nearby residential neighborhoods in the form of increased truck traffic; noise, vibration or percussion; dust, smoke, or particulate matter; or other detrimental impacts; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Council hereby declares a moratorium until July 16, 2025, on the approval of any zoning map amendments to a manufacturing (M) zoning district or to a Master Planned Development (MPD) that includes industrial uses within the boundaries of the KCI Area Plan planning area. Applications for a zoning map amendment to a manufacturing (M) zoning district or to a Master Planned Development (MPD) including industrial uses that were submitted prior to the effective date of this ordinance are not subject to this moratorium.

Section 2. That the Director of City Planning and Development is directed to review the KCI Area Plan's future land use designations and future land use map and recommend appropriate updates to the City Plan Commission and City Council by July 16, 2025.

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241073

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Declaring a moratorium until July 16, 2025, on the approval of any zoning map amendments to a manufacturing (M) zoning district within the KCI Area Plan boundary during the KCI Area Plan update process.

Discussion

This ordinance would place a moratorium on any manufacturing zoning or any master development plan that includes industrial uses within the KCI Area Plan. The ordinance also directs the Director of City Planning to review future land use designations for the KCI Area Plan, and recommend updates to the City Plan Commission and City Council by July 16, 2025.

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

N/A

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
None

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

3. How does this legislation contribute to a sustainable Kansas City?
Not directly, but the resulting land use plan could promote sustainable development patterns

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

Ordinance does not directly create or preserve new housing units
[Click or tap here to enter text.](#)

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

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
[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 #: 250010

RESOLUTION NO. 250010

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an area plan amendment to the KCI Area Plan for an area of approximately 59 acres generally located at Interstate 435 and N.W. Cookingham Drive by changing the recommended land use from mixed use community to commercial and industrial. (CD-CPC-2024-00031)

WHEREAS, an application was submitted by GBA Realty, LLC to amend the KCI Area Plan by amending the proposed land use plan and map for approximately 59 acres of land generally located at Interstate 435 and N.W. Cookingham Drive by changing the recommended land use designation from mixed use community to commercial/industrial; and

WHEREAS, the City Plan Commission considered this amendment to the land use map on June 5, 2024; and

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

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the KCI Area Plan and Map are hereby amended for that area of approximately 59 acres generally located at Interstate 435 and N.W. Cookingham Drive by changing the recommended land use from mixed use community to commercial/industrial.

Section B. That the amendment to the KCI Area Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023, by Resolution No. 230257, and is adopted as a supplement to the KC Spirit Playbook.

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

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250010

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving an area plan amendment to the KCI Area Plan for an area of approximately 59 acres generally located at Interstate 435 and NW Cookingham Drive by changing the recommended land use from mixed use community to commercial and industrial. (CD-CPC-2024-00031)

Discussion

The applicant is expanding a previously approved development plan to allow for a speculative data center (communication service establishment). The proposed expansion will consist of an additional 30 acres east of the previously approved site. The 30 acres are undeveloped, currently zoned for agricultural uses, adjacent to Interstate 435 and generally flat. This area is currently designated Open Space/Buffer and Mixed Use Community in the KCI Area Plan. The requested amendment is for only the area designated Mixed Use Community and would amend this future land use to Commercial/Industrial, leaving the Open Space/Buffer land use unchanged. The Open Space/Buffer future land use depicts the existing stream buffer, which is not developable.

Staff recommends approval for the proposed area plan amendment. On June 5th, 2024 the City Plan Commission (CPC) voted 4-0 to approve the area plan amendment.

No public input was sent to staff and nobody testified in opposition to the application at the City Plan Commission hearing.

Fiscal Impact

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

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

No account string to verify as resolutions have no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

CD-CPC-2023-00138, CD-CPC-2023-00139 and CD-CPC-2023-0140 were approved by the City Council on November 30, 2023 to allow for a speculative data center development (Ordinance No. 230979).

Service Level Impacts

No service level impacts were identified.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No potential health impacts were identified.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant held the required public engagement on April 16th, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
No information related to the sustainability of this project was submitted to the City.
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 #: 250027

ORDINANCE NO. 250027

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 59 acres generally located at Interstate 435 and N.W. Cookingham Drive from District AG-R to District M2-3 and approving a development plan that also serves as a preliminary plat to allow for communications service establishments. (CD-CPC-2024-00030 & CD-CPC-2024-00032)

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-1463, rezoning an area of about 59 acres generally located at Interstate 435 and N.W. Cookingham Drive from District AG-R (Agricultural-Residential) to District M2-3 (Manufacturing) and approving a development plan to allow for communications service establishments, said section to read as follows:

Section 88-20A-1463. That an area legally described as:

Al that part of the east 32 acres of the Northwest 1/4 together with that part of the west 32.29 acres of the Northeast 1/4 of Section 21, Township 52 North, Range 33 West of the 5th Principal Meridian, Kansas City, Platte County, Missouri, which lies southerly of Missouri State Highway Route No. 291 and northerly of Interstate Highway No. 435, more particularly described by Timothy Blair Wiswell, Pls 2009000067, of George Butler Associates, Inc., CLS 000059, on March 14, 2024, as follows: Commencing at the northwest corner of said Northwest 1/4; thence North 89° 33' 48" East on the north line of said Northwest 1/4, 2644.88 feet to an axle at the apparent northeast corner of said Northwest 1/4; thence South 0° 14' 35" West on the east line of said Northwest 1/4, 25.00 feet to the point of beginning on the south right-of-way line of Cookingham Drive; thence North 89° 24' 05" East on said south right-of-way line, 209.70 feet to the south right-of-way line of Missouri Highway Route 291; thence South 0° 47' 11" East on said south right-of-way line, 9.53 feet to a point 30.00 feet left of centerline highway station 665+00; thence South 77° 57' 48" East on said south right-of-way line, 135.17 feet to a point 60.00 feet left of centerline highway station 664+10 back = 663+68.2 ahead; thence North 89° 12' 49" East on said south right-of-way line, 185.61 feet to the east line of said west 32.29 acres; thence South 0° 09' 10" West on said east line, 1233.67 feet to the north right-of-

way line of Interstate Highway Route 435; thence North 88° 59' 07" West on said north right-of-way line, 529.74 feet to the east line of said Northwest 1/4; thence continuing North 88° 59' 07" West on said north right-of-way line, 529.24 feet to the west line of said east 32 acres; thence North 0° 08' 21" East on said east line, 1243.85 feet to the south right-of-way line of said Cookingham Drive being 25.00 feet south from, as measured perpendicular to, the north line of said Northwest 1/4; thence North 89° 33' 48" East on said south right-of-way line, 531.49 feet to the point of beginning.

All that part of the Northeast Quarter of Section 21, Township 52 North, Range 33 West of the 5th Principal Meridian, Kansas City, Platte County, Missouri, which lies southerly of Missouri State Highway Route No.291 and northerly of Interstate Highway No. 435, more particularly described by Timothy Blair Wiswell, PLS 2009000067, of George Butler Associates, Inc., CLS 000059, on March 14, 2024, as follows: Commencing at the north corner of said Section 21; thence North 89°24'10" East on the north line of said Section 21, a distance of 527.78 feet to a point on the northerly extension of the east line of Special Warranty Deed Instrument #2020011315, Book 1335, page 367; thence South 00°08'57" West on said extended line, a distance of 63.48, feet to a found 1/2" rebar, said point also being on the south right-of-way line of Highway Route 291, the point of beginning; thence North 89°13'23" East, on said south right-of-way line, a distance of 25.52 feet, to a point being 60 feet south of Route No. 291 centerline station 661+98.40; thence s83°17'47"e on said south line, a distance of 95.57 feet, to a point being 70 feet south of station 661+00.00, said point also being the beginning of a non-tangent curve; thence on said curve to the right, having an initial tangent of North 87°49'27" West, a radius of 1839.86, through a central angle of 10°00'03", and an arch length of 321.63 feet, to a point being 70 feet south of station 657+66.62, and the most westerly corner of Warranty Deed 40903, Book 559, page 708; thence South 63°31'08" East, departing said south right-of-way line, on the south line of said deed, a distance of 879.52 feet to the most southeasterly corner of said deed, also being 76.88 feet left/southwest of station 648+42.49; thence South 34°01'45" East, on the south right-of-way line of said Route 291, shown on the Highway No. 435 plans, a distance of 91.18 feet, to a point, 100.0 feet, left/southwest, of station 647+50; thence South 68°28'48" East on said right of way line, a distance of 10.61 feet, to a point on the west line of Warranty Deed 40903, Book 559, page 708; thence South 41°01'39" West, departing said right-of-way line, on said west line, a distance of 185.49, feet to a point of curvature; thence on said curve to the left, and on said west line, having a radius of 1367.39 feet, through a central angle of 15°00'00" an arc length of 357.98 feet, to a point of tangency; thence South 26°01'39" West on said west line, a distance of 293.70 feet, to a point on the northerly right of way line of Interstate Highway No. 435, 175.00 feet north of station 931+88.32; thence North 88°58'21" West on said northerly right of way line, a distance of 212.32 feet, to a point being 175.00 feet north of station 729+76.00; thence South 88°45'19" West on said northerly right of way line a distance of 630.55 feet, to a found 1/2" rebar, also being 150.00 feet north of station 924+50.00; thence North 00°08'57" East,

departing said north right-of-line, on the east line of Special Warranty Deed Instrument #2020011315, Book 1335, page 367, a distance of 1233.92 feet, to the point of beginning.

is hereby rezoned from District AG-R (Agricultural-Residential) to District M2-3 (Manufacturing), all as shown outlined on a map marked Section 88-20A-1463, 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 that also serves as a preliminary plat for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to a certificate of occupancy.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
4. 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.
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 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 a certificate of occupancy.

7. The developer shall secure approval of a project plan from the City Plan Commission prior to a building permit.
8. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
9. The developer shall submit a phasing plan to the Development Management Division prior to ordinance request.
10. Prior to any certificate of occupancy being issued for each phase, a final plat must be approved by the City and recorded with the County Recorder of Deeds.
11. The applicant shall submit, gain approval from the City, and record a final plat for each phase prior to any certificate of occupancy being issued.
12. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
13. The developer shall dedicate additional right-of-way and provide easements for N.W. Cookingham Drive as required by the adopted major street plan and/or Chapter 88 so as to provide a minimum of 33 feet of right-of-way as measured from the centerline, along those areas being platted.
14. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
15. 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.
16. 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.
17. 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.

18. 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.
19. 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.
20. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
21. 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.
22. 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.
23. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
24. 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)
25. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
26. 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). Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
27. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a “yelp gate” (IFC-2018 § 503.6).
 28. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3) Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3) The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius (IFC2018: § 503.2.4) and shall provide fire lane signage on fire access drives.
 29. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
 30. Water/sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
 31. No water service tap permits will be issued until the public water main is released for taps.
 32. The developer shall ensure that water and fire service lines should meet current Kansas City Water rules and regulations.
 33. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
 34. Relocations and additions to the public water distribution system and public fire hydrants shall follow the Kansas City Water rules and regulations for water main extensions. Developer shall submit water main extension plans for review, approval, contracting, and construction of the proposed water distribution improvements prior to building permit issuance.
 35. The developer shall grant BMP and surface drainage easements to the City, prior to recording the plat or issuance of any building permits.
 36. The developer shall submit a final stream buffer plan 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.

37. 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, prior to recording the plat or issuance of a building permit, whichever occurs first.
38. The developer shall obtain a floodplain certificate from Development Services prior to beginning any construction activities within the floodplain.
39. 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.
40. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
41. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88, prior to issuance of any stream buffer permits.
42. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts, prior to recording the plat.

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 development plan also serving as a preliminary plat described above is hereby approved with the following deviation and modification from Chapter 88, Code of Ordinances:

1. A deviation from 88-140-04, pursuant to 88-517-09-C, allowing for a maximum height of 70 feet.
2. A modification from 88-405-10-E, pursuant to 88-405-25, to allow for a right-of-way dedication width of 33' along the southern perimeter of N.W. Cookingham Drive.

Section D. 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 #: 250027

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Rezoning an area of about 59 acres generally located at Interstate 435 and NW Cookingham Drive from District AG-R (agricultural-residential) to District M2-3 (manufacturing) and approving a development plan to allow for communications service establishments. (CD-CPC-2024-00030 & CD-CPC-2024-00032)

Discussion

The applicant is expanding a previously approved development plan to allow for a speculative data center (communication service establishment). The proposed expansion will consist of an additional 30 acres east of the previously approved site. The 30 acres are undeveloped, currently zoned for agricultural uses, adjacent to Interstate 435 and generally flat. The applicant will be removing over nine (9) acres of trees but is not required to provide any tree mitigation due to the existing stream buffer that runs along the eastern and southern perimeter of the site. The applicant is also seeking a deviation of 10' to allow for 70' tall structures to be constructed on the site. The applicant is also seeking a waiver of 17' to allow for 33' of right-of-way dedication along the southern perimeter of NW Cookingham Drive. Public Works and KC Water have agreed to allow for City improvements for NW Cookingham Drive such as streetlights and signage to encroach within KC Water's exclusive 50' waterline easement. The 33' ROW dedication and coordination between the applicant, Public Works and KC Water caused a delay between the City Plan Commission hearing and the Neighborhood Planning and Development Committee.

Staff recommends approval for the proposed rezoning and development plan. On June 5th, 2024 the City Plan Commission (CPC) voted 4-0 to approve the rezoning and development plan applications.

No public input was sent to staff and nobody testified in opposition to the application at the City Plan Commission hearing.

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

- Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
- Maintain and increase affordable housing supply to meet the demands of a diverse population.
- Address the various needs of the City's most vulnerable population by working to reduce disparities.
- Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- Ensure all residents have safe, accessible, quality housing by reducing barriers.
- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

CD-CPC-2023-00138, CD-CPC-2023-00139 and CD-CPC-2023-0140 were approved by the City Council on November 30, 2023 to allow for a speculative data center development (Ordinance No. 230979).

Service Level Impacts

No service level impacts were identified.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No potential health impacts were identified.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant held the required public engagement on April 16th, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
No information related to the sustainability of this project was submitted to the City.
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)