



# Kansas City

414 E. 12th Street  
Kansas City, MO 64106

## Agenda

### Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

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**Tuesday, October 21, 2025**

**1:30 PM**

**26th Floor, Council Chamber**

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

#### PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

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

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

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

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

**Rea**

**250905** Sponsor: Councilmember Crispin Rea

Approving the plat of West Bottoms Redevelopment UR District, an addition in Jackson County, Missouri, on approximately 3.5 acres generally located within the West Bottoms and more specifically on the blocks bounded by Union Avenue, Santa Fe Street, St Louis Avenue, Union Pacific Rail Road Right-of-Way, and Mulberry Street, creating 4 lots for the purpose of a mixed use community; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00001)

\*\*\*END OF CONSENTS\*\*\*

FIRST READINGS

COUNCIL

**Parks-Shaw**

**250906** Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Adopting the International Association for Public Participation (IAP2) standards as City's guiding principles and approach toward public engagement; directing the City Manager, within 90 days, to develop a coordinated plan to implement the Kansas City Public Engagement Plan Recommendations, review sections of City's Code of Ordinances that may need to be amended to implement such Recommendations and report to Council and propose any corresponding amendments to the City's Code.

**Rea**

**250912** Sponsor: Councilmember Crispin Rea

RESOLUTION - Directing the City Manager to develop minimum maintenance standards for historic buildings and make recommendations to Council within 60 days.

**Rea**

**250913** Sponsor: Councilmember Crispin Rea

RESOLUTION - Directing the City Manager to review best practices in peer cities related to potholes, evaluate policies in Kansas City, and make recommendations for policy improvements within 60 days.

HOUSING AND COMMUNITY DEVELOPMENT

**Director of Housing and Community Development**

**250902** Sponsor: Director of Housing and Community Development Department

Establishing an Emergency Rental Assistance Program for qualified tenants participating in the Right to Counsel Program; authorizing the Manager of Procurement Services to execute agreements with United Way of Greater Kansas City and First Call Technologies, LLC, \$912,400.00 and \$27,600.00, respectively; authorizing the Director of Housing and Community Development to expend up to \$940,000.00 from funds previously appropriated in the General Fund; and directing the Director of Housing and Community Development to report annually to the Mayor, City Manager, and City Council on the program's effectiveness.

**CITY PLANNING AND DEVELOPMENT**

**Director of City Planning & Development**

**250907** Sponsor: Director of City Planning and Development Department

Designating the honorary street name of "Lawrence A. Jones Way" for a portion of Woodland Avenue from the north line of East Linwood Boulevard to the south line of East 31st Street.

**Director of City Planning & Development**

**250908** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 5.5 acres generally located on the east side of North Oak Trafficway at Northeast Hill Street from District B3-2 to District B3-4, and approving a development plan on approximately 8.5 acres to allow for multi-unit residential development. (CD-CPC-2025-00121 and CD-CPC-2025-00122)

**HELD IN COMMITTEE**

**Director of City Planning & Development**

**250850** Sponsor: Director of City Planning and Development Department

Amending Ordinance No. 241051 conditionally approving the application of Historic Northeast Lofts, LLC, for a Brownfields loan to remediate Buildings Nos. 1 and 2 of the former Hardesty Federal Complex by repealing Sections 1 and 3 and enacting new Sections 1 and 3.

**Director of City Planning & Development**

**250858** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 10.98 acres generally located at 8625 Troost Avenue B from District R-2.5 to District B1-1 to allow a mesh security fence with barbed wire to be installed around a utility substation at the site. (CD-CPC-2025-00091)

**Director of City Planning & Development**

**250861** Sponsor: Director of City Planning and Development Department

Approving the petition to establish the Tiffany Frolics Community Improvement District; establishing the Tiffany Frolics Community Improvement District generally located between Barry Road to the north, N.W. Prairie View Road to the east, N.W. 81st Street to the south (extended), and N. Berkley Avenue (extended) and N.W. Milrey Drive (extended) to the west, in Kansas City, Platte County, Missouri; determining the District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

**Director of City Planning & Development**

**250871** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 15 acres generally located at West 35th Street to the north, Pennsylvania Avenue to the east, Valentine Road to the south, and Summit Street to the west from Districts R-1.5, R-5, R-6, and UR to Districts R-1.5, R-5, R-6, UR /HO in order to designate the area as a local Historic District on the Kansas City Register of Historic Places. (CD-CPC-2025-00100).

**Director of City Planning & Development**

**250872** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.2 acres generally located 200 feet south of the intersection of West 39th Terrace and Broadway Boulevard from District UR to District B3-2. (CD-CPC-2025-00113)

**Director of City Planning & Development**

**250874** Sponsor: Director of City Planning and Development Department

Vacating approximately 1,168 square feet of public right-of-way in District DX-15 generally located at the northwest corner of Baltimore Avenue and West 20th Street; and directing the City Clerk to record certain documents. (CD-ROW-2025-00021)

**Director of City Planning & Development**

**250875** Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about 23 acres to allow additional permitted uses in District B3-2 generally located in an area abutting 150 Highway on the west, W. 135th Street on the north and W. 138th Terrace on the south. (CD-CPC-2025-00120)

**Director of City Planning & Development**

**250876** Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Subsection 88-445-06, Residential Signs, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing digital signs for Institutional and Office Uses in residential districts and adopting new standards for such signs. (CD-CPC-2025-00128)

**Director of City Planning & Development**

**250877** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 4 acres generally located at the northwest corner of East 135th Street and Oak Street from District B2-2 to District MPD and approving a development plan which serves as a preliminary plat to allow for commercial and storage development. (CD-CPC-2025-00124).

**Director of City Planning & Development**

**250878** Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Martin City Area Plan on about 4 acres generally located approximately 130 feet north of E. 135th Street, northwest corner of E. 135th Street and Oak Street by changing the recommended land use on the northern portion of the site from mixed use community to commercial for commercial and self-storage development. (CD-CPC-2025-00140)

**Parks-Shaw**

**250887** Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to review and recommend updates to Chapter 88, the Zoning and Development Code of Kansas City, Missouri in order to improve development processes and align them with current best practices.

## ADDITIONAL BUSINESS

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

2. Closed Session

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

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

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

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

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

Adjournment



# Kansas City

414 E. 12th Street  
Kansas City, MO  
64106

## Legislation Text

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**File #:** 250905

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### ORDINANCE NO. 250905

Sponsor: Councilmember Crispin Rea

Approving the plat of West Bottoms Redevelopment UR District, an addition in Jackson County, Missouri, on approximately 3.5 acres generally located within the West Bottoms and more specifically on the blocks bounded by Union Avenue, Santa Fe Street, St Louis Avenue, Union Pacific Rail Road Right-of-Way, and Mulberry Street, creating 4 lots for the purpose of a mixed use community; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00001)

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

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

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

hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

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

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

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on October 1, 2025.

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: TMP-6100  
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 the plat of West Bottoms Redevelopment UR District, an addition in Jackson County, Missouri, on approximately 3.5 acres generally located within the West Bottoms and more specifically on the blocks bound by Union Ave, Santa Fe St, St Louis Ave, Union Pacific Rail Road Right-of-Way, and Mulberry St a, creating 4 lots for the purpose of mixed use community; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00001)

### Discussion

The request is to consider approval of a Final Plat in District UR (Urban Redevelopment) on about 3.5 acres generally located within the West Bottoms and more specifically on the blocks bound by 11th St, Santa Fe St, St Louis Ave, Union Pacific Rail Road Right-of-Way, and Mulberry St allowing for the creation of 4 lots for a mixed-use community. This use was approved in Case No. CD-CPC-2022-00078 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a mixed-use community with a mixture of historic structures that are adaptively reused and new structures. The plan also proposes to vacate several streets and alleys in order to allow for consolidation of lots with the Final Plat.

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

Staff Recommendation: Approval with Conditions  
CPC Recommendation: Approval with Conditions

### Fiscal Impact

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

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

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

**Additional Discussion (if needed)**

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

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

Case No. CD-CPC-2022-00078 – Ordinance 220555, approved a rezoning an area of about 21.85 acres generally located within the West Bottoms area from Districts DX-10, M3-5, and UR to District UR, and approving a development plan which also serves as a preliminary plat to allow for a multi-phase mixed-use redevelopment, including a hotel, approved by City Council on June 30, 2022.

Case No. CD-CPC-2023-00051 – On July 18, 2023, the City Plan Commission approved a request to approve a Project Plan within the West Bottoms Mixed-Use redevelopment Area on about 2 acres generally located at 1218 Union Ave.

Case No. CD-CPC-2023-00082 – On July 18, 2023, the City Plan Commission approved a Project Plan within the West Bottoms Mixed-Use redevelopment Area on about 0.9 acres generally located at 1015 Mulberry St.

Case No. CD-CPC-2023-00087 – On July 18, 2023, the City Plan Commission approved a Project Plan within the West Bottoms Mixed-Use redevelopment Area on about 0.9 acres generally located at 1015 Mulberry St.

## Service Level Impacts

Not applicable as this is an ordinance authorizing the subdivision of privately owned land.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing the subdivision of privately owned land.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance authorizing the subdivision of privately owned land.

3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing the subdivision of privately owned land.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Not applicable as this is an ordinance authorizing the subdivision of privately owned land.  
Click or tap here to enter text.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
Not applicable as this is an ordinance authorizing the subdivision of privately owned land.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No (Press tab after selecting)  
  
Not applicable as this is an ordinance authorizing the subdivision of privately owned land.
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No (Press tab after selecting)



# Kansas City

414 E. 12th Street  
Kansas City, MO  
64106

## Legislation Text

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**File #:** 250906

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### RESOLUTION NO. 250906

Sponsor: Mayor Pro Tem Ryana Parks-Shaw

**RESOLUTION** - Adopting the International Association for Public Participation (IAP2) standards as City's guiding principles and approach toward public engagement; directing the City Manager, within 90 days, to develop a coordinated plan to implement the Kansas City Public Engagement Plan Recommendations, review sections of City's Code of Ordinances that may need to be amended to implement such Recommendations and report to Council and propose any corresponding amendments to the City's Code.

WHEREAS, the City Council previously adopted Resolution No. 230126, which directed the City Manager to develop and implement a community engagement process for significant infrastructure plans and projects in Kansas City; and

WHEREAS, the City Council later adopted Committee Substitute for Resolution No. 230998, which directed more extensive community collaboration in City's development of a public engagement plan, with an explicit goal to "further enhance citizen participation and engagement to enable Kansas Citians to have a greater say in the planning, design, and implementation of their community"; and

WHEREAS, the Neighborhood Services Department, with assistance from the UMKC Center for Neighborhoods and the Kansas City Neighborhood Advisory Council, applied standards outlined by the International Association for Public Participation (IAP2) to analyze public input concerning the appropriate degree of public engagement for various City services, with such data gathered over three in-person public input sessions attended by individuals representing 38 neighborhood organizations and via 108 online survey responses; and

WHEREAS, the resulting analysis is outlined in the "Kansas City Public Engagement Plan Recommendations," which propose improvements to City's public engagement practices for specific areas identified by the public and the adoption of comprehensive public engagement procedures that conform with IAP2 standards; and

WHEREAS, the City values voices throughout the community and recognizes the vital importance of collaboration between community members and their government to better ensure that Kansas City's growth and services reflect the character, values and priorities of its residents;  
**NOW, THEREFORE,**

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

Section 1. That the International Association for Public Participation (IAP2) standards are hereby adopted as City's guiding principles and approach toward public engagement, requiring that all City projects affecting resident quality of life at least satisfy the "Inform" level of resident engagement, and encouraging higher levels of engagement on the IAP2 Spectrum wherever possible through tools and accountability measures. A copy of the Kansas City Public Engagement Plan Recommendations, outlining the IAP2 Spectrum and proposing improved City procedures conforming with IAP2 standards based on extensive public input gathered by the Neighborhood Services Department, is on file with the City Clerk.

Section 2. That the City Manager is hereby directed, within 90 days of the passage of this resolution, to develop a coordinated plan to implement the Kansas City Public Engagement Plan Recommendations, including reviewing City's Code of Ordinances to identify sections that may need to be amended to implement such Recommendations.

Section 3. That the City Manager is hereby directed to report such implementation plan and propose any corresponding amendments to the City's Code of Ordinances to the City Council within 90 days of the passage of this resolution.

..end

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**No Docket  
Memo Provided  
for Ordinance  
No. 250906**



# Kansas City

414 E. 12th Street  
Kansas City, MO  
64106

## Legislation Text

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**File #:** 250912

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### RESOLUTION NO. 250912

Sponsor: Councilmember Crispin Rea

**RESOLUTION** - Directing the City Manager to develop minimum maintenance standards for historic buildings and make recommendations to Council within 60 days.

WHEREAS, the City has an interest in preserving historic buildings to promote sustainable development, revitalize neighborhoods, and maintain neighborhood character; and

WHEREAS, historic buildings, if not properly maintained, can deteriorate and fall into disrepair to such a degree that demolition is required; and

WHEREAS, the City Council desires to prevent the unnecessary destruction of historic properties by establishing minimum maintenance standards for historic properties; NOW, THEREFORE,

#### BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the City Manager is hereby directed to develop minimum maintenance standards and requirements for historic properties for the purpose of preventing the deterioration or demolition of such buildings due to neglect and to make policy recommendations to Council within 60 days.

..end

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**No Docket  
Memo Provided  
for Ordinance  
No. 250912**



# Kansas City

414 E. 12th Street  
Kansas City, MO  
64106

## Legislation Text

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**File #:** 250913

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### RESOLUTION NO. 250913

Sponsor: Councilmember Crispin Rea

**RESOLUTION** - Directing the City Manager to review best practices in peer cities related to potholes, evaluate policies in Kansas City, and make recommendations for policy improvements within 60 days.

WHEREAS, potholes cause property damage and have a deleterious impact on driving conditions; and

WHEREAS, incorporating new technology and increasing coordination between departments can assist in quickly identifying and repairing potholes; and

WHEREAS, the City Council seeks to proactively address potholes in an efficient and effective manner; NOW, THEREFORE,

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

That the City Manager is hereby directed to review best practices from peer cities in proactively identifying potholes, evaluate City policies related to potholes and how they may be improved through additional technology or interdepartmental coordination, and make recommendations to council within 60 days.

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# Kansas City

414 E. 12th Street  
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64106

## Legislation Text

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**File #:** 250902

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### ORDINANCE NO. 250902

**Sponsor:** Director of Housing and Community Development Department

Establishing an Emergency Rental Assistance Program for qualified tenants participating in the Right to Counsel Program; authorizing the Manager of Procurement Services to execute agreements with United Way of Greater Kansas City and First Call Technologies, LLC, \$912,400.00 and \$27,600.00, respectively; authorizing the Director of Housing and Community Development to expend up to \$940,000.00 from funds previously appropriated in the General Fund; and directing the Director of Housing and Community Development to report annually to the Mayor, City Manager, and City Council on the program's effectiveness.

WHEREAS, Committee Substitute for Ordinance No. 211067 established the Right to Counsel Program, providing free representation to low-income tenants facing eviction in Kansas City; and

WHEREAS, the Right to Counsel Program is a successful and critical intervention for tenants most at risk of eviction, displacement, and homelessness; and

WHEREAS, Right to Counsel attorneys successfully utilize federally funded rental assistance programs as leverage to negotiate more favorable outcomes for tenants facing eviction; and

WHEREAS, federally funded emergency rental assistance programs created during COVID-19 are expiring, requiring the City to replicate similar programs using local funds; and

WHEREAS, coordinating the Right to Counsel Program with a locally funded emergency rental assistance program creates an organized eviction mitigation strategy; and

WHEREAS, an eviction mitigation strategy helps tenants avoid the long-term negative consequences of eviction while providing them with alternative solutions that serve their housing needs; and

WHEREAS, an eviction mitigation strategy helps property owners resolve disputes between tenants outside of eviction court, saving property owners time and resources while allowing them to capture the full value of their property; and

WHEREAS, an eviction mitigation strategy reduces the administrative burden of scheduling, hearing, and adjudicating eviction cases in court; and

WHEREAS, United Way of Greater Kansas City successfully collaborates with Right to Counsel attorneys to provide case management and emergency rental assistance for current participants; and

WHEREAS, United Way of Greater Kansas City is uniquely qualified to provide a similar service for the City's locally funded emergency rental assistance program; and

WHEREAS, First Call Technologies currently provides call routing and data tracking services for the Right to Counsel Program, and provided a similar service for the City's federally funded emergency rental assistance program; and

WHEREAS, First Call Technologies is uniquely qualified to provide a similar service for the City's locally funded emergency rental assistance program; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby directed to establish a targeted Emergency Rental Assistance Program to provide rental assistance to qualified tenants participating in the Right to Counsel Program.

Section 2. That the Manager of Procurement Services is hereby authorized to enter into written agreements with United Way of Greater Kansas City, with a maximum compensation of \$912,400.00, for the provision of emergency rental assistance to qualified Right to Counsel participants, and First Call Technologies, LLC, with a maximum compensation of \$27,600.00, to provide data tracking and compliance services for the Emergency Rental Assistance Program.

Section 3. That the Director of Housing and Community Development is hereby authorized to expend up to \$940,000.00 from previously appropriated funds in Account No. 26-1000-551008-619080 for the agreements authorized herein.

Section 4. That no later than September 1, 2026, and every September 1st thereafter, the Director of the Housing and Community Development Department shall report to the Mayor, the City Manager, and City Council on the emergency rental assistance program's effectiveness in supporting Right to Counsel Program participants.

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

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William Choi  
Interim Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250902

Submitted Department/Preparer: Housing

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

Establishing an Emergency Rental Assistance Program for qualified tenants participating in the Right to Counsel Program; authorizing the Manager of Procurement Services to execute various funding agreements in accordance with this Ordinance; authorizing the Director of Housing and Community Development to expend up to \$940,000 from funds previously appropriated in the General Fund; and directing the Director of Housing and Community Development to report annually to the Mayor, City Manager, and City Council on the program's effectiveness.

### Discussion

Committee Substitute for Ordinance 211067 established the Right to Counsel Program, providing free representation to low-income tenants facing eviction in Kansas City. This program is a successful and critical intervention for tenants most at risk of eviction, displacement, and homelessness.

Previously, Right to Counsel attorneys have successfully utilized federally funded rental assistance programs as leverage to negotiate more favorable outcomes for tenants facing eviction. However, federally funded emergency rental assistance programs created during COVID-19 are expiring, requiring the City to replicate similar programs using local funds.

Coordinating the Right to Counsel Program with a locally funded emergency rental assistance program creates an organized eviction mitigation strategy, which helps tenants avoid the long-term negative consequences of eviction while providing them with alternative solutions that serve their housing needs. It also helps property owners resolve disputes between tenants outside of eviction court, saving property owners time and resources while allowing them to capture the full value of their property, and reduces the administrative burden of scheduling, hearing, and adjudicating eviction cases in court.

United Way of Greater Kansas City successfully collaborates with Right to Counsel attorneys to provide case management and emergency rental assistance for current participants, and First Call Technologies currently provides call routing and data tracking services for the Right to Counsel Program, and provided a similar service for the City's federally funded emergency rental assistance program. These organizations are uniquely qualified to provide similar services for this new program.

## Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
General Fund  
26-1000-551008-619080
3. How does the legislation affect the current fiscal year?  
This legislation allocates \$940,000.00 of previously appropriated funding to two organizations, United Way of Greater Kansas City and First Call Technologies, to establish a Targeted Emergency Rental Assistance Program.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.  
This is a recurring cost, with funds set aside in the Housing and Community Development Department budget.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
N/A

## Office of Management and Budget Review

(OMB Staff will complete this section.)

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

## Additional Discussion (if needed)

This legislation will use previously appropriated funds in the General Fund to support the program in Fiscal Year 2025-26.

## **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**

Ord. 211067

## **Service Level Impacts**

N/A

## **Other Impacts**

1. What will be the potential health impacts to any affected groups?  
No
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
n/a

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

Click or tap here to enter text.

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)



# Kansas City

414 E. 12th Street  
Kansas City, MO  
64106

## Legislation Text

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**File #:** 250907

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### ORDINANCE NO. 250907

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

Designating the honorary street name of “Lawrence A. Jones Way” for a portion of Woodland Avenue from the north line of East Linwood Boulevard to the south line of East 31st Street.

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

Section A. That the honorary street name of “Lawrence A. Jones Way” is hereby designated for Woodland Avenue from the north line of East Linwood Boulevard to the south line of East 31st Street all within Kansas City, Jackson, Missouri.

Section B. That “Lawrence A. Jones Way” will be an alias or dual name for this portion of Woodland Avenue and will be recognized as such by the City’s emergency communication system, and by the U.S. Postal Service for mail delivery services.

Section C. That the Street Naming Committee convened on September 4, 2025, to review the request for the honorary street name for “Lawrence A. Jones Way” and presented a recommendation of approval to the City Council as to the name change pursuant to the requirements of Section 88-605-03(E) of the City’s Zoning and Development Code.

Section D. That the designation is indicated on the map attached hereto and made a part hereof.

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

..end

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Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250907

Submitted Department/Preparer: Please Select

Revised 6/10/24

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

### Executive Summary

Designating the honorary street name of Lawrence A. Jones for a portion of Woodland Avenue from the north line of East Linwood Boulevard to the south line of East 31<sup>st</sup> Street.

### Discussion

Consideration of Nominee from Applicant:

"Lawrence A. Jones was a pioneering funeral director, community leader, and dedicated servant of Kansas City, Missouri. As the founder of Lawrence A. Jones & Sons Funeral Chapels, he established a trusted institution that has faithfully served families in the community for generations. His work extended beyond providing funeral services - he built a legacy of compassion, dignity, and care that continues to guide the family business today.

Mr. Jones devoted his life to uplifting others, providing comfort in times of loss, and offering opportunities for community growth. Through his vision and leadership, he created one of Kansas City's most respected African-American-owned businesses, leaving a lasting mark on both the local economy and the cultural fabric of the city.

His contributions extended far beyond his professional calling. Mr. Jones was deeply engaged in civic life, supporting neighborhood initiatives, mentoring young people, and modeling a standard of integrity and service. His commitment to family, faith, and community touched countless lives and continues to inspire future generations.

The dedication of an honorary street in his name would be a fitting tribute to a man whose life's work was centered on service, compassion, and community pride. Lawrence A. Jones, Sr's legacy endures not only through his family and business but also through the lasting impact he made on Kansas City."

The Street Naming Committee unanimously voted for approval on September 4, 2025.

No public testimony at the time of this docket memo has been submitted.

## Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
The costs of fabrication and installation of the honorary signs as well as all future maintenance and replacement of the signs will be the responsibility of the nominating person or group.
3. How does the legislation affect the current fiscal year?  
The costs of fabrication and installation of the honorary signs as well as all future maintenance and replacement of the signs will be the responsibility of the nominating person or group.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.  
The costs of fabrication and installation of the honorary signs as well as all future maintenance and replacement of the signs will be the responsibility of the nominating person or group.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
The costs of fabrication and installation of the honorary signs as well as all future maintenance and replacement of the signs will be the responsibility of the nominating person or group.

## Office of Management and Budget Review

(OMB Staff will complete this section.)

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

## Additional Discussion (if needed)

This ordinance has no fiscal impact as the expenses will not be paid by the city.

## 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

There is no prior legislation that pertains to this honorary street name.

## Service Level Impacts

There are no service level impacts pertaining to the approval of this honorary street naming.

## Other Impacts

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

Not applicable as this is an ordinance for a honorary street name.  
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 for a honorary street name.

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 for a honorary street name.

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

No(Press tab after selecting)



# Kansas City

414 E. 12th Street  
Kansas City, MO  
64106

## Legislation Text

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**File #:** 250908

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### ORDINANCE NO. 250908

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

Rezoning an area of about 5.5 acres generally located on the east side of North Oak Trafficway at Northeast Hill Street from District B3-2 to District B3-4, and approving a development plan on approximately 8.5 acres to allow for multi-unit residential development. (CD-CPC-2025-00121 and CD-CPC-2025-00122)

#### 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-1511, rezoning an area of about 5.5 acres generally located on the east side of North Oak Trafficway at Northeast Hill Street from District B3-2 (Community Business) to B3-4 (Community Business), said section to read as follows::

#### Section 88-20A-1511. That an area legally described as:

A tract of land in the Northeast quarter of Section 11, Township 50, Range 33, Kansas City, Clay County, Missouri including Lot 10, Braecklein's Subdivision, being more particularly described as follows: Commencing at the center corner of said Section 11, being a 2" aluminum monument in a monument box; Thence South 89°07'19" East, along the South line of the Northeast Quarter of said Section 11, a distance of 41.19 feet to the true point of beginning; Thence North 00°51'43" East, a distance of 298.32 feet to a point on the East right of way line of North Oak Trafficway, as now established; Thence North 01°28'42" East, along said East right of way line, a distance of 291.67 feet; Thence South 89°05'47" East, a distance of 238.20 feet; Thence South 01°47'48" West, a distance of 1,040.33 feet to a point on the South line of said Lot 10; Thence North 89°02'23" West, along said South line, a distance of 221.82 feet to a point on said East right of way line; Thence North 00°18'56" East, along said East right of way line, a distance of 298.58 feet; Thence North 01°32'14" East, continuing along said East right of way line, a distance of 25.41 feet; Thence North 00°51'43" East, a distance of 126.03 feet to the true point of beginning. Containing 241,403 square feet or 5.54 acres more or less.

is hereby rezoned from District B3-2 (Community Business) to B3-4 (Community Business), all as shown outlined on a map marked Section 88-20A-1511, 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 as:

A tract of land in the Northeast quarter of Section 11, Township 50, Range 33, Kansas City, Clay County, Missouri including Lot 10, Braecklein's Subdivision except that part thereof in U.S. Highway No. 169 more particularly described as follows: Commencing at the center corner of said Section 11, being a 2" aluminum monument in a monument box (Grid N: 1089761.88', Grid E: 2766896.86'); Thence South 89°07'19" East, a distance of 57.98 feet to the east right of way of U.S. highway 169 and the true point of beginning; Thence North 01°28'37" East, a distance of 298.13 feet; Thence North 88°31'18" West, a distance of 20.00 feet; Thence North 01°28'42" East, a distance of 191.68 feet; Thence North 01°28'42" East, a distance of 99.99 feet; Thence, departing said right of way, South 89°05'47" East, a distance of 238.20 feet; Thence South 01°47'48" West, a distance of 589.95 feet; Thence South 89°07'19" East, a distance of 288.13 feet; Thence South 01°45'02" East, a distance of 451.25 feet; Thence North 89°02'23" West, a distance of 339.56 feet; Thence North 89°02'23" West, a distance of 198.31 feet; Thence North 00°18'56" East, a distance of 298.58 feet; Thence North 01°32'14" East, a distance of 25.41 feet; Thence South 88°31'24" East, a distance of 25.22 feet; Thence North 01°39'00" East, a distance of 74.34 feet; Thence North 88°31'51" West, a distance of 10.00 feet; Thence North 01°28'37" East, a distance of 51.86 feet to the true point of beginning. Said tract containing 369,253 square feet or 8.477 acres more or less.

is hereby approved, subject to the following conditions:

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

on the approved lighting plan at the property lines prior to a certificate of occupancy.

6. 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. Required Fire Department access roads shall be an all-weather surface. (IFC 2012: § 503.2.3) (No Grass Pavers Allowed)
8. 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)
9. Fire hydrants shall be installed and operable before 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.
10. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC 2018 § 507.1)
11. 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)
12. 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)
13. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC 2018: § 503.2.4)
14. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC 2018 § D105).
15. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC 2018: § D106.3)
16. All units in the multi-family development shall have 180 degree eye viewers, such as peep holes which will allow a person to view outside their apartment prior to opening the door.

17. The developer shall addng 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.
18. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash in lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash in lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
19. 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. The final plan shall be submitted prior to release of the final plat.
20. 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.
21. 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.
22. 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.
23. 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.

24. 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.
25. The developer shall petition for the right-of-way vacation along the property frontage of N. Oak Trafficway as shown on the development plan and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.
26. The developer shall ensure that water and fire service lines meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
27. No water service tap permits will be issued until the public water main is released for taps.
28. 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.
29. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
30. 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.
31. The developer shall employ a Missouri professional engineer to design water main extension plans to provide adequate water distribution along the North Oak frontage to provide for service line connections and public fire hydrants at 300' max. spacing. The water main extension plans shall follow the Kansas City Water rules and regulations for water main extensions and shall be under contract (permitted) prior to building permit issuance.
32. 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 making application under said code for a minor subdivision and submitting and recording a lot consolidation plat or replatting the property in accordance therewith.

33. 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.
34. 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.
35. The developer shall submit plans for grading, siltation, and erosion control to KC 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.
36. 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.
37. The developer shall grant a BMP and surface drainage easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
38. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
39. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
40. 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.

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

..end

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250908

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 5.5 acres generally located on the east side of North Oak Trafficway at Northeast Hill Street from District B3-2 (Commercial) to B3-4 (Commercial) and approving a development plan on approximately 8.5 acres to allow for multi-unit residential development. (CD-CPC-2025-00121 & CD-CPC-2025-00122).

## Discussion

### REZONING REVIEW

The applicant is requesting to rezone approximately 5 acres from District B3-2 to District B3-4. This rezoning would not change the permitted uses but would update the intensity designation, which affects lot and building standards. Specifically, the change would increase the maximum floor area ratio from 2.2 to 4.0 and increase the allowable building height from 45 feet to 65 feet.

The request is tied to an accompanying Development Plan that proposes construction of a multi-unit residential building with a height of 60 feet. The project site consists of five lots, two of which currently contain existing buildings.

The eastern portion of the site, which contains the stream buffer and tree preservation area is not proposed to be rezoned and will remain R-6.

Staff Recommendation Rezoning: Approval  
CPC Recommendation Rezoning: Approval

### PLAN REVIEW

The applicant is seeking approval of a Development Plan in proposed District B3-4 acres generally located on the east side of North Oak Trafficway at the intersection of Northeast Hill Street.

The proposal consolidates the existing unplatting parcels into one lot and three tracts to accommodate three multi-unit residential buildings. No deviations from the standards of the B3-4 District are requested.

The development includes two apartment buildings with footprints of approximately 14,300 square feet each and one building with a footprint of approximately 18,800 square feet, for a total of 167 dwelling units. The site plan identifies 255 parking spaces located east of the buildings. Vehicular access will be provided from two existing curb cuts along North Oak Trafficway on the west side of the site, with internal circulation routed to the east behind the buildings. No access is provided on the eastern side of the site due to elevation change of 40 feet. This area will be left undisturbed.

Pedestrian connections are proposed along the north and south property lines and between the buildings to ensure site connectivity.

The landscape plan includes street trees, building-adjacent plantings, and interior parking lot landscaping. Proposed species include Eastern Redbud, Autumn Brilliance Serviceberry, Swamp White Oak, Regal Prince Oak, Hydrangea, Gem Box Inkberry Holly, Sea Green Juniper, and Fairview Yew.

The architectural design incorporates materials and articulation consistent with surrounding development. Primary materials include brick veneer, cement lap siding, and textured masonry.

Staff Recommendation Development Plan: Approval with Conditions  
CPC Recommendation Development Plan: 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 development of private property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance authorizing the development of private property.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.  
Not applicable as this is an ordinance authorizing the development of private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is an ordinance authorizing the development of private property.

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

(OMB Staff will complete this section.)

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

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

This ordinance has no direct fiscal impact as it is approving the rezoning of private property.

## **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**

No prior legislation on this site.

## **Service Level Impacts**

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

## Other Impacts

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

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

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

4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Not applicable as this is an ordinance authorizing the development of private property.  
Click or tap here to enter text.

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

No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
Not applicable as this is an ordinance authorizing the development of private property.

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

No (Press tab after selecting)

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

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

No(Press tab after selecting)



# Kansas City

414 E. 12th Street  
Kansas City, MO  
64106

## Legislation Text

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**File #:** 250850

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### ORDINANCE NO. 250850

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

Amending Ordinance No. 241051 conditionally approving the application of Historic Northeast Lofts, LLC, for a Brownfields loan to remediate Buildings Nos. 1 and 2 of the former Hardesty Federal Complex by repealing Sections 1 and 3 and enacting new Sections 1 and 3.

WHEREAS, the Council adopted Ordinance No. 241051 conditionally approving the application of Historic Northeast Lofts, LLC (HNEL) to the Kansas City Brownfields Revolving Loan Fund (RLF) Program for a loan in the amount of \$7,575,000.00 to abate asbestos containing materials (ACM), lead-based paint (LBP) and other hazardous substances, and perform other related work necessary for the remediation of Building Nos. 1 and 2 of the former Hardesty Federal Complex located at 5401 Independence Avenue, Kansas City, Missouri (the "Subject Properties" or "Site") (collectively, the "HNEL Loan"); and

WHEREAS, changes to the ownership of the Site and the financial structure of the redevelopment project have made it impracticable for HNEL to satisfy the conditions of Ordinance No. 241051 for approval of the HNEL Loan; and

WHEREAS, such changes include the acquisition of the Site by the Planned Industrial Expansion Authority of Kansas City, Missouri (PIEA) instead of by HNEL, the scope of the redevelopment and budget has increased from \$178.9 million to \$416.1 million, the ratio of private to public investment has increased from 2.7:1 to 6.3:1, and the amount of permanent debt financing will be between \$7 million and \$31 million; and

WHEREAS, after taking into consideration the above-described changes, the approval of the HNEL Loan continues to be in the best interests of the City; NOW, THEREFORE,

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

Section A. That Section 1 of Ordinance No. 241051, is hereby repealed and replaced with the following Section 1:

Section 1. The actions described in Sections 2, 3 and 4 are approved subject to the satisfaction of the following conditions:

1. That HNEL provide to the City an executed agreement between HNEL and the owner of the Site demonstrating that HNEL has possession and control of the Site sufficient to conduct and complete the cleanup activities funded, in part or in whole, by the HNEL loan.
2. That the City prepare a determination that the requirements for borrower eligibility and site eligibility under the EPA Cooperative Agreement are met and that EPA concurs in such determination.
3. That HNEL provide a firm and detailed estimate of the costs of remediation for all hazardous substances identified on the Site and related demolition and construction activities necessary for remediation.
4. That equity investors for low-income housing tax credits and federal and state historic preservation tax credits selected by HNEL for the Project are deemed acceptable to the City, as advised by the City's loan underwriter.
5. That HNEL provide documentation acceptable to the City and its Qualified Environmental Professional (QEP) that the replacement of windows contaminated with LBP and ACM is a reasonable, necessary and eligible remediation expense of the HNEL Loan.
6. That HNEL provide an appraisal of the Subject Properties in accordance with applicable industry standards that determines an "As Stabilized" value of at least \$51 million or such other value that is acceptable to the City's loan underwriter.
7. That HNEL furnishes evidence of an approved permanent debt loan for the Project in an amount acceptable to the City's loan underwriter.

Section B. That Section 3 of Ordinance No. 241051, is hereby repealed and replaced with the following Section 3:

Section 3. In accordance with Section 1, the Director of the City Planning and Development Department is authorized to execute with HNEL and/or PIEA the necessary loan documents to memorialize, issue, and secure the Loan, all in accordance with the terms and conditions of the City's EPA Cooperative Agreement governing the RLF. Copies of the loan documents, approved in substantial form, are on file with the City Planning and Development Department.

..end

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

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William Choi  
Interim Director of Finance

Approved as to form:

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Abigail Judah  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: TMP#6045

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Amending Ordinance No. 241051 conditionally approving the application of Historic Northeast Lofts, LLC for a Brownfields loan to remediate Buildings Nos. 1 and 2 of the former Hardesty Federal Complex by repealing Sections 1 and 3, and enacting new Sections 1 and 3.

### Discussion

Council adopted Ord. 241051 conditionally approving the application of Historic Northeast Lofts LLC (HNEL) to the Kansas City Brownfields Revolving Loan Fund (RLF) for a loan in the amount of \$7,575,000.00 to abate asbestos-containing materials (ACM), lead-based paint (LBP) and other hazardous substances from Buildings No. 1 and 2 of the former Hardesty Federal Complex located at 5401 Independence Ave., Kansas City, Missouri. HNEL is the developer and owner of the subject properties for a project with an estimated value of approximately \$413 million that includes over 389 residential units (of which approximately 82% will be affordable with a range of 30% to 80% average median income (AMI)), an approximately 30,000 square feet daycare and after school care facility, 2 MW of solar power generation to supply 50% of the site energy needs, passive house energy efficiency construction standards, transit-oriented development (TOD) features, 60,000 square feet of greenspace, and other common area amenities.

Changes to the ownership of the Site and the financial structure of the redevelopment project have made it impracticable for HNEL to satisfy the conditions of Ordinance 241051 for approval of the HNEL Loan. Such changes include the acquisition of the Site by the Planned Industrial Expansion Authority of Kansas City, Missouri (PIEA) instead of by HNEL, the scope of the redevelopment and budget has increased from \$178.9 million to \$416.1 million, the increase in ratio of private to public investment has increased from 2.7:1 to 6.3:1, and the increase in capital sources has been entirely from private sources of equity or debt, and the permanent debt financing required for the redevelopment project will be of a range between \$7 million and \$31 million. After taking into consideration the above-described changes, the approval of the HNEL Loan continues to be in the City's best interests. This ordinance amends Ord. 241051 to remove the impracticable conditions and replace them with appropriate conditions that HNEL can meet to secure the loan.

## Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Not applicable
3. How does the legislation affect the current fiscal year?  
No effect. This ordinance only amends a prior ordinance and has no independent financial impact.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.  
No
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No.

## Office of Management and Budget Review

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)** This ordinance has no direct fiscal impact.

## 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

Related Ordinance No. 241051

## Service Level Impacts

The RLF loan related to this ordinance will produce an estimated 600,000 square feet of remediated building space and support construction of 389 housing units of which approximately 82% will be affordable with a range of 30% to 80% average median income.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Sensitive populations and current and future residents living or working on or near the HNEL Project will benefit from the cleanup activities performed with the grant funds accepted by the ordinance.
2. How have those groups been engaged and involved in the development of this ordinance?  
Stakeholders, including non-profits, neighborhood organizations, and interested residents were informed and invited to provide input concerning the remediation and redevelopment Project through local newspaper advertisements and a public meeting hosted by HNEL, and through other public meetings of the Kansas City Brownfields Initiative and the Kansas City Brownfields Commission.
3. How does this legislation contribute to a sustainable Kansas City?  
The RLF loan helps cleanup and reuse vacant, idle and blighted property, and reuse and improve existing infrastructure. Reuse of the Former Hardesty Federal Complex helps the City make more efficient use of its existing investments, increase density, promote public transit, reduce vehicle

miles traveled and related carbon emissions, and reduce the overall cost of providing services to residents. Moreover, cleanup and redevelopment of the Site enhances environmental quality, helps to address social inequity and environmental justice issues, and contributes to the economic vitality of the old northeast neighborhoods and the City overall.

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

No new units. The RLF loan related to this ordinance will support construction of 389 housing units of which approximately 82% will be affordable with a range of 30% to 80% average median income.

[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.

Yes - I have submitted documents for CREO Review (Press tab after selecting)  
Please attach or copy and paste CREO's review.

[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)



# Kansas City

414 E. 12th Street  
Kansas City, MO  
64106

## Legislation Text

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**File #:** 250858

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### ORDINANCE NO. 250858

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

Rezoning an area of about 10.98 acres generally located at 8625 Troost Avenue B from District R-2.5 to District B1-1 to allow a mesh security fence with barbed wire to be installed around a utility substation at the site. (CD-CPC-2025-00091)

#### 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-1505, rezoning an area of about 10.98 acres generally located at 8625 Troost Ave B from District R-2.5 (Residential) to District B1-1 (Neighborhood Business), said section to read as follows:

Section 88-20A-1505. That an area legally described as:

The South 400 feet of all that part of the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 48, Range 33, lying Southwesterly of the right-of-way of the Kansas City Public Service Company, except that part thereof taken for streets.

is hereby rezoned from District R-2.5 (Residential) to District B1-1 (Neighborhood Business), all as shown outlined on a map marked Section 88-20A-1505, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250858

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 10.98 acres generally located at 8625 Troost Ave B from District R-2.5 (Residential) to District B1-1 (Neighborhood Business). (CD-CPC-2025-00091)

### Discussion

The applicant is seeking to rezone the subject property from R-2.5 (Residential) to B1-1 (Neighborhood Business), so the site is subject to different fencing regulations. Proposed maintenance for the site includes installing a 7-foot-tall security mesh fence with barbed wire, which is not permitted in the R-zoned district. As a utility provider, the property owner prefers to be subject to non-residential fencing standards. Thus, their request for the rezoning.

#### City Council Key Points

- Rezoning from R-2.5 to B-1.
- No area plan amendment is required.
- Property owner seeks to rezone the property to build a 7 ft fence with barbed wire.
- City staff recommended Approval.
- City Plan Commission recommended Approval.

### Fiscal Impact

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

2. What is the funding source?

Not applicable - as this is an ordinance authorizing the rezoning of the subject site.

3. How does the legislation affect the current fiscal year?  
Not applicable - as this is an ordinance authorizing the rezoning of the subject site.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.  
Not applicable - as this is an ordinance authorizing the rezoning of the subject site.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This ordinance authorizes the rezoning of the subject site, which may help protect utility assets.

#### **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?  
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

None expected.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable - as this is an ordinance authorizing the rezoning of the subject site
2. How have those groups been engaged and involved in the development of this ordinance?  
Section 88-505-12, Public Engagement, does apply to this request. The applicant hosted a meeting on August 27, 2025. A meeting summary is attached to the City Plan Commission staff report.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable - as this is an ordinance authorizing the rezoning of the subject site
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)



# Kansas City

414 E. 12th Street  
Kansas City, MO  
64106

## Legislation Text

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**File #:** 250861

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### ORDINANCE NO. 250861

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

Approving the petition to establish the Tiffany Frolics Community Improvement District; establishing the Tiffany Frolics Community Improvement District generally located between Barry Road to the north, N.W. Prairie View Road to the east, N.W. 81st Street to the south (extended), and N. Berkley Avenue (extended) and N.W. Milrey Drive (extended) to the west, in Kansas City, Platte County, Missouri; determining the District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

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

Section 1. That the petition to establish the Tiffany Frolics Community Improvement District ("District") as a political subdivision in accordance with Sections 67.1401 through 67.1571, RSMo, otherwise known as the Missouri Community Improvement District Act ("Act"), and which is attached to this ordinance as Exhibit 1, is hereby approved in its entirety.

Section 2. That the District is hereby established for the purposes set forth in the petition, which the District shall have all the powers and authority authorized by the petition, the Act, and by law, and shall continue to exist for a period of twenty-seven (27) years, unless extended pursuant to Section 67.1481.6, RSMo.

Section 3. That the District is hereby determined to be a blighted area by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements or conditions which endanger life or property by fire or other cause, which individually or collectively constitute an economic liability, social liability or menace to the public health, safety, morals or welfare in its present condition and use.

Section 4. That it is hereby determined that proposed contracts with owners of property lying within the District's boundaries to demolish and remove, renovate, reconstruct or rehabilitate any of the buildings and structures located on such property, and the expenditure or loaning of the District's revenues to fund such contracts, are reasonably anticipated to remediate the blighting conditions and will serve a public purpose.

Section 5. That the District shall annually submit its proposed budget, annual report and copies of written resolutions passed by the District's board to the City pursuant to Section 67.1471, RSMo., and Section 74-304 of the City's Code of Ordinances ("Code").

Section 6. That upon the effective date of this ordinance, the City Clerk is hereby directed to report the creation of the District to the Missouri Department of Economic Development and state auditor pursuant to Section 67.1421.6, RSMo., by sending a copy of this ordinance to said entities.

Section 7. That the District shall enter into a cooperative agreement with the City pursuant to Code Section 74-302(e), the form of which shall be substantially similar to that which is attached to this ordinance as Exhibit 2.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250861

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 the petition to establish the Tiffany Frolics Community Improvement District; establishing the Tiffany Frolics Community Improvement District generally located between Barry Road to the north, NW Prairie View Road to the east, NW 81<sup>st</sup> Street to the south (extended), and N Berkley Avenue (extended) and NW Milrey Drive (extended) to the west, in Kansas City, Platte County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

### Discussion

This ordinance would approve the petition to establish the Tiffany Frolics CID for a 27-year term, unless extended. This CID would not overlap any other CID. The proposed District is composed of ten (10) parcels of land containing approximately 7.31 acres.

The District will have the authority to impose a 1% sales tax which, according to the petition, will be used for the repayment of loans and/or reimbursement agreement or bonds to fund projects within the boundary of the proposed CID. The petition states the District's projects will include landscaping - site beautification, concrete curbs & paving, concrete sidewalks, and new trash enclosures, among other projects.

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

### Fiscal Impact

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

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

(OMB Staff will complete this section.)

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

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

This ordinance has no direct fiscal impact. However, the department has existing appropriations to use to cover the expenses associated with the CID petition.

#### **Citywide Business Plan (CWBP) Impact**

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

- 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

210565, 240024, 240979 - City CID policies

## Service Level Impacts

This ordinance will have no impact on existing service levels.

## Other Impacts

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



# Kansas City

414 E. 12th Street  
Kansas City, MO  
64106

## Legislation Text

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**File #:** 250871

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### ORDINANCE NO. 250871

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 15 acres generally located at West 35th Street to the north, Pennsylvania Avenue to the east, Valentine Road to the south, and Summit Street to the west from Districts R-1.5, R-5, R-6, and UR to Districts R-1.5, R-5, R-6, UR /HO in order to designate the area as a local Historic District on the Kansas City Register of Historic Places. (CD-CPC-2025-00100).

#### 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-1502, rezoning an area of roughly 15 acres generally located at West 35th Street on the north, Summit Street on the west, Valentine Road on the south and Pennsylvania Avenue on the east from Districts R-1.5 (Residential 1.5), R-5 (Residential 5), R-6 (Residential 6), and UR (Urban Redevelopment) to Districts R-1.5 (Residential 1.5), R-5 (Residential 5), R-6 (Residential 6), UR/HO (Urban Redevelopment/Historic Overlay), said section to read as follows:

Section 88-20A-1502. That an area legally described as:

Lots 13 through 17 and East 12.52 feet of Lot 18, Merine's 2<sup>nd</sup> Addition. West 26.74 Feet of Lot 19 and All Lots 20 to 24, Merine's 2nd Addition. Lots 1 through 17, Vinewood

Lots 21 through 23, Vinewood

Lots 1 through 12 Block 1, Roanoke

Lots 15 through 27 Block 2, Roanoke

All that part of the two acres off the South end of the East 1/2 of the Southeast 1/4 of Section 18 and the nine acres off the North end of the East 1/2 of the Northeast 1/4 of Section 19, all in Township 49, Range 33 in Kansas City, Jackson County, Missouri which lies East of the East line of Summit Street and West of the West line of Jefferson Street in said Kansas City, or to more particularly describe the land hereby conveyed: Beginning at a point on the East

line of Summit Street in Kansas City, Missouri, 66 feet North of the South line of Section 18, Township 49, Range 33; thence East along a line parallel to the South line of said Section 18, 261.13 feet more or less to a point in the West line of Jefferson Street in said Kansas City as established by Ordinance No. 14881 approved February 11, 1901; thence South along the West line of said Jefferson Street 363 feet to a point which is 297 feet South of the North line of said Section 19; thence West along a line parallel to the North line of said Section 19, 265.53 feet more or less to a point in the East line of said Summit Street; thence North along the East line of said Summit Street 363 feet to the point of beginning, Except that part in streets and roads. All that part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 19, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the Southeast corner of Lot 15, Merine's 2nd Addition then south 363 feet to the Northeast corner of Lot 17, Vinewood, thence West parallel with the North line of said quarter-quarter section and along the North line of said Vinewood, 253.3 feet, more or less, to the East line of Jefferson Street, as now established; thence North along said line 366 feet to the Southwest corner of the East 12.52 Feet of Lot 18, Merine's 2nd Addition, then east 108.52 Feet to the Southeast corner of Lot 16, Merine's 2nd Addition, then southeast to the Southwest corner of Lot 15, Merine's 2nd addition then East 125 Feet to the Point of Beginning.

is hereby rezoned from Districts R-1.5 (Residential 1.5), R-5 (Residential 5), R-6 (Residential 6), and UR (Urban Redevelopment) to Districts R-1.5 (Residential 1.5), R-5 (Residential 5), R-6 (Residential 6), UR/HO (Urban Redevelopment/Historic Overlay), all as shown outlined on a map marked Exhibit A, 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 88-20A-1502 thereof.

Section B. That the district contains 58 contributing resources built between 1902 and 1929.

Section C. That the area was part of the 1897 annexation of Westport and is significant under the National Register of Historic Places Criterion C -- architecture. The district reflects examples of prominent architectural styles of its time, including Kansas City Shirtwaist, Tudor Revival, American Foursquare, Prairie, Dutch Colonial, and Craftsman Bungalow. The District includes the Jacobethan Revival Norman School.

Section D. That the Historic Preservation Commission recommended approval of the Norman School Historic District Overlay on June 25, 2025.

Section E. That the City Plan Commission recommended denial of the Norman School Historic District Overlay on August 20, 2025.

Section F. That the City Council considered the factors set forth in Section 88-580-01-F in reaching its decision.

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

..end

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250871

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 local landmark designation for the proposed Kansas City Register of Historic Places (H/O Overlay) generally bounded by West 35<sup>th</sup> Street to the north, Pennsylvania to the east, Valentine Road to the south, and Summit Street to the west.

### Discussion

The applicant is requesting a local landmark designation for the proposed Norman School Historic District to the Kansas City Register of Historic Places (H/O Overlay). City staff has separated the applicant submittal from the CPC staff packet to ease the review of the documents. All documents have been clearly labeled in the attachments.

The overlay map can be found in the CPC staff report (page 2) attached to this ordinance request, the area is generally bounded by West 35<sup>th</sup> Street (North), Valentine Road (South), Summit Street (West), and Pennsylvania Avenue (East).

The application was submitted by the Valentine Neighborhood Association to identify sites and areas within the Kansas City, Missouri area that are historic and/or have stylistic or thematic significance. The area was annexed in 1897 and has various examples of prominent architectural styles of the time including: Kansas City Shirtwaist, Tudor Revival, American Foursquare, Prairie, Dutch Colonial, and Craftsman Bungalow. The proposed site is locally significant under Criterion C - architecture.

The City Plan Commission heard the application on August 20, 2025. Public testimony in support and opposition were presented during the hearing. The testimony in support voiced concerns over potential development in the area and retention of the historic character of the area. Testimony in opposition voiced concerns over increasing property taxes, use of the Historic Overlay designation, and increased difficulties due to added restrictions under the Historic Overlay. The CPC voted 2-3 to recommend denial of the application. The Historic Preservation Commission recommended approval on June 27, 2025.

## Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
No funding source applicable to this case. This is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the area in question as a historic district.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.  
Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.

## 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.

## 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

CH-PRES-2025-00002 - To consider the nomination to the Kansas City Register of Historic Places (H/O Overlay) generally bounded by West 35<sup>th</sup> Street to the north, Pennsylvania Avenue to the east, Valentine Road to the south, and Summit Street to the west, which was approved.

## Service Level Impacts

Not applicable as this is a zoning ordinance authorizing the designation of the area in question to the Kansas City Register of Historic Places (H/O).

## Other Impacts

1. What will be the potential health impacts to any affected groups?

This zoning ordinance authorizes the designation of the area in question to the Kansas City Register of Historic Places (H/O Overlay) which is not expected to have health impacts.

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

This ordinance requires public engagement prior to a recommendation from the City Plan Commission. The applicant held a public engagement meeting on August 11, 2025.

3. How does this legislation contribute to a sustainable Kansas City?  
This ordinance will hault additional parcels from becomining vacant within the proposed Kansas City Register of Historic Places (H/O Overlay).
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:

This is a Kansas City Register of Historic Places (H/O Overlay) that will not require CREO review.

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)



# Kansas City

414 E. 12th Street  
Kansas City, MO  
64106

## Legislation Text

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**File #:** 250872

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### ORDINANCE NO. 250872

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.2 acres generally located 200 feet south of the intersection of West 39th Terrace and Broadway Boulevard from District UR to District B3-2. (CD-CPC-2025-00113)

#### 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-1507, rezoning an area of about 0.2 acres generally located 200 feet south of the intersection of West 39th Terrace and Broadway Boulevard from District UR (Urban Redevelopment) to District B3-2 (Commercial), said section to read as follows:

Section 88-20A-1507. That an area legally described as:

The North 56 feet of Lot 8, except that part thereof in Broadway, John Harris' Addition to the Town of Westport, a subdivision in Kansas City, Jackson County, Missouri, together with the West one-half of the vacated alley lying East of and adjacent thereto, all being more particularly described as follows:

Beginning at the intersection of the East right of way line of Broadway Boulevard, as now established, with the North line of said Lot 8; thence N 90°00'00" E on the North line of said Lot 8 a distance of 135.25 feet; thence S 00°02'53 W a distance of 56.00 feet; thence S 90°00'00" a distance of 135.25 feet to a point on the East right of way line of said Broadway Boulevard; thence N 00°02'53" E on said East right of way, a distance of 56.00 feet to the point of beginning.

is hereby rezoned from District UR (Urban Redevelopment) to B3-2 (Commercial), all as shown outlined on a map marked Section 88-20A-1507, 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

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250872

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Rezoning an area of about 0.2 acres generally located 200 feet south of the intersection of West 39<sup>th</sup> Terrace and Broadway Boulevard from District UR (Urban Redevelopment) to District B3-2 (Commercial). (CD-CPC-2025-00113).

### Discussion

The applicant is requesting to rezone approximately 0.2 acres from District UR (Urban Redevelopment) to District B3-2 (Community Business). The rezoning request does not require an accompanying development plan. Approval of the rezoning would allow the applicant to expand the uses allowed on site to those allowed in the B3-2 Zoning District. The current UR Plan only allows this property to be used as a medical office. This proposed rezoning would allow for flexibility of future property owners, removing the restrictions of the current UR plan.

Staff Recommendation: Approval

CPC Recommendation: Approval

### 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 a rezoning of land.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance authorizing a rezoning of land.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.  
Not applicable as this is an ordinance authorizing a rezoning of land.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is an ordinance authorizing a rezoning of land.

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

(OMB Staff will complete this section.)

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

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

This 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?  
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**

14265-UR - Approved a rezoning of the entire block bound by 39<sup>th</sup> Terrace, 40<sup>th</sup> Street, Broadway Boulevard and Central Street from District R-1.5/B3-2 to District UR

(Urban Redevelopment), approved via Ordinance No. 120221 by City Council on March 22, 2012.

## **Service Level Impacts**

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

## **Other Impacts**

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing a rezoning of land.
2. How have those groups been engaged and involved in the development of this ordinance?  
Rezoning are required by code to host a public engagement meeting. A public engagement meeting was held on August 20, 2025.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing a rezoning of land.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Not applicable as this is an ordinance authorizing a rezoning of land.  
Click or tap here to enter text.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
Not applicable as this is an ordinance authorizing a rezoning of land.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No (Press tab after selecting)

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

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

No(Press tab after selecting)



# Kansas City

414 E. 12th Street  
Kansas City, MO  
64106

## Legislation Text

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**File #:** 250874

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### ORDINANCE NO. 250874

Sponsor: Director of City Planning and Development Department

Vacating approximately 1,168 square feet of public right-of-way in District DX-15 generally located at the northwest corner of Baltimore Avenue and West 20th Street; and directing the City Clerk to record certain documents. (CD-ROW-2025-00021)

#### 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 6th day of June, 2025, a petition was filed with the City Clerk of Kansas City by Zachary Marten and Bret Springs for the vacation of south 10.70 feet of the North 11.20 feet of lot 14, Block 2, Goodrich Addition, Kansas City, Jackson County, Missouri, giving the distinct description of the right-of-way to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said right-of-way 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 the south 10.70 feet of the north 11.20 feet of lot 14, Block 12, Goodrich Addition, Kansas City, Jackson County, Missouri, be and the same is hereby vacated, and subject to the following conditions:

1. The applicant shall retain all utility easements and protect facilities required by Everfast Fiber Network, LLC.
2. The applicant shall retain all utility easements and protect facilities required by AT&T.
3. The applicant shall retain all utility easements and protect facilities required by Evergy.
4. The applicant shall retain all utility easements and protect facilities required by Google Fiber.
5. The applicant shall retain all utility easements and protect facilities or relocate facilities required by Kansas City Public Works Street Lighting Services.
6. The applicant shall retain all utility easements and protect facilities required by Fire Department.
7. The applicant shall retain all utility easements and protect facilities required by Lumen/Level3.
8. The applicant shall retain all utility easements and protect facilities required by Spectrum Charter.

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.

Section 6. All Ordinances or parts of Ordinances in conflict with this Ordinance are, in so much as they conflict with this Ordinance, hereby repealed.

.end

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Approved as to form:

Sarah Baxter  
Senior Associate City Attorney

Approved by the City Plan Commission

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Sara Copeland, FAICP  
Secretary

STATE OF MISSOURI )  
                         ) ss.  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for said County, personally appeared \_\_\_\_\_ to me known to be the City Clerk of Kansas City, Missouri, in the above and foregoing ordinance mentioned, and acknowledged the said ordinance to be the act and deed of said Kansas City, duly passed by the Council of said City, and became effective as herein stated.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in Kansas City, Missouri, the day and year first above written.

My term expires \_\_\_\_\_, 20\_\_\_\_.

---

Notary Public within and for  
County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI )  
                         ) ss.  
COUNTY OF \_\_\_\_\_ )

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.

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Recorder

By \_\_\_\_\_  
Deputy



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250874

Submitted Department/Preparer: Please Select

Revised 6/10/24

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

### Executive Summary

Vacating an approximately 1,168 square feet of public right-of-way in Zoning District DX-15 (Downtown Mixed-Use) generally located at the northwest corner of Baltimore Avenue and West 20<sup>th</sup> Street and directing the City Clerk to record certain documents. (CD-ROW-2025-00021)

### Discussion

The section of public right-of-way proposed to be vacated is a portion of improved right-of-way along West 20th Street, east of Baltimore Avenue and the alley to the west. The proposed vacation is approximately 11.5 feet in width and 110 feet in length. The proposed 1,168 square foot vacation is a request from MSG Investment Inc., to provide ADA access to a newly proposed eating and drinking establishment at 1925 Baltimore Avenue. With the vacation, the applicants are proposing to add an additional landscape buffer along West 20th Street. These improvements cannot be done within the public right-of-way, so staff has recommended a vacation at this location. No street parking or existing sidewalks will be impacted with this proposed vacation. There are public and private utilities located with the right-of-way. Public Works Street Lighting Services currently has light poles within the proposed area of the vacation. Public Works Street Lighting Services requires that the applicant retain an easement or relocate facilities at the applicant's expense. Every, AT&T, Everfast Fiber Network, Google Fiber, Lumen/Level3 and Spectrum Charter also have utilities within the right-of-way which will also require easements be retained or the utilities be relocated.

There was no public testimony at the City Plan Commission.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Not applicable as this is an ordinance authorizing the vacation of 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 note 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)**

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?  
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

There is no previous legislation for this ordinance. However, there is a building addition permit associated with this application, CRBC-2024-40189.

## 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)

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

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Not applicable as this is an ordinance authorizing the vacation of 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)



# Kansas City

## Legislation Text

414 E. 12th Street  
Kansas City, MO  
64106

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**File #:** 250875

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### ORDINANCE NO. 250875

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about 23 acres to allow additional permitted uses in District B3-2 generally located in an area abutting 150 Highway on the west, W. 135th Street on the north and W. 138th Terrace on the south. (CD-CPC-2025-00120)

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

Section A. That a development plan in District B3-2 (Community Business) generally located in an area abutting 150 Highway on the west, W. 135th Street on the north and W. 138th Terrace on the south, and more specifically described as follows:

State Line Station Unit 2---Lot 1

State Line Station Unit 2---Lot 2

State Line Station Unit 2---Lot 3

State Line Station Condominiums--- Lot 1 (common area)

State Line Station Condominiums--- Unit 1

State Line Station Condominiums--- Unit 2

State Line Station Condominiums--- Unit 3

State Line Station Condominiums--- Unit 4

State Line Station Condominiums--- Unit 5

State Line Station Condominiums--- Unit 6

State Line Station Condominiums--- Unit 7

State Line Station Condominiums--- Unit 8

State Line Station Unit 2---Tract A

State Line Station Unit 2--- Lot 5

State Line Station---Lot 6

is hereby approved, subject to the following conditions:

1. Ordinance No. 180499, including all conditions provided therein, shall remain in full force and effect.

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

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

..end

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250875

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 major amendment to a previously approved development plan on about 23 acres to allow additional permitted uses in District B3-2 generally located in an area abutting 150 Highway on the west, W 135th Street on the north and W 138th Terrace on the south. (CD-CPC-2025-00120)

### Discussion

The proposed major amendment to the previously approved plan does not include physical changes to the plan or the site, only the permitted uses. Permitted uses were limited on the previous plan to retail and restaurant. The proposed amendment will permit all uses in the B3 zoning district and prohibit vehicle sales and repair uses, except on Lot 2 where there is an existing auto repair use. Additionally, self-storage warehouse is a permitted use on Lot 5 per the previous rezoning and plan amendment.

Staff recommendation: Approval with Conditions  
CPC recommendation: Approval with Conditions

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Not applicable as this is an ordinance approving additional uses to an already developed area on a private property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance approving additional uses to an already developed area on a private property.

4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.  
Not applicable as this is an ordinance approving additional uses to an already developed area on a private property.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is an ordinance approving additional uses to an already developed area on a private property.

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

(OMB Staff will complete this section.)

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

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

This ordinance does not have direct fiscal impact.

### **Citywide Business Plan (CWPB) Impact**

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

9691-P-30, 9691-P-31 - Ordinance 180499 - Rezoning an area of 2.14 acres generally located on the south side of 135th Street and east of MO Highway 150 from District B3-2 to District B4-2, and approving an amendment to a previously approved development plan to allow for a self-storage warehouse. Approved July 19, 2018

## Service Level Impacts

None

## 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?  
The ordinance will authorize additional uses in a relatively empty commercial shopping center.
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:

Ordinance authorizing uses on private property.

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)



# Kansas City

414 E. 12th Street  
Kansas City, MO  
64106

## Legislation Text

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**File #:** 250876

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### ORDINANCE NO. 250876

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Subsection 88-445-06, Residential Signs, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing digital signs for Institutional and Office Uses in residential districts and adopting new standards for such signs. (CD-CPC-2025-00128)

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

Section 1. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-445-06, "Residential Signs," and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

#### **88-445-06 - SIGNS IN RESIDENTIAL DISTRICTS**

##### **88-445-06-A. RESIDENTIAL SIGNS**

Only the following signs are allowed in residential zoning districts (including AG-R):

1. **GENERAL RULES**

a. **LIGHTING.**

Except where otherwise specified, signs in residential districts may be externally illuminated only, unless otherwise specified.

b. **FLASHING, MOVING AND SIMILAR SIGNS**

Flashing, moving, animated, wind-blown, or other signs that move or simulate movement are prohibited.

c. **TRAFFIC CONTROL SIGNS**

In addition to other signs permitted under this section, any lot or parcel containing more than 4 dwelling units, a permitted institutional use, or a permitted commercial use, may contain signs conforming with the Manual of Uniform Traffic Control Devices and not containing any commercial message.

d. **MESSAGES**

Any sign allowed under this section may bear a noncommercial message. Limited commercial messages are allowed, in accordance with express provisions of this section, but such commercial messages may not advertise or direct attention to a business or

commercial activity other than one lawfully conducted on the premises, as expressly allowed under this section.

e. **SETBACK**

Signs placed on a corner lot shall not extend forward of a diagonal line which intersects the front and side property lines of the lot at points 20 feet distant from the common intersection of the front and side property lines or, if the corner of the lot is platted on a radius, the extension of the front and side property lines to a point of common intersection. Signs placed on an interior lot shall be set back a minimum of 5 feet from the right-of-way line.

2. **DETACHED HOUSE AND SEMI-ATTACHED HOUSE**

A lot with a principal use of a detached house or semi-attached house may have:

- a. For each entrance (excluding garage entrances) to a dwelling unit, one wall sign, not to exceed 80 square inches in area.
- b. One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the home. Such sign may not exceed 8 square feet in area or 4 feet in height.
- c. Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.
- d. During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

3. **MULTI-UNIT BUILDINGS**

A lot with a principal use of a multi-unit building may have:

a. **WALL SIGNS**

1. One wall sign per building not to exceed 12 square feet in area. The message on such sign may include a commercial message related to the sale, lease, or rental of units in the building or complex.
2. For each building entrance providing access to multiple dwelling units, an additional sign to identify the dwelling units in that building, not to exceed 4 square feet in area, provided that no message on such sign other than a word such as "directory" or similar identifying word may be legible from a location on the public right-of-way or on

private property other than that which is part of the same complex.

3. For each entrance (excluding garage entrances) to an individual dwelling unit, one wall sign, not to exceed 80 square inches in area.
4. For any multi-unit residential building containing one or more offices, as permitted under the zoning for the district, one additional wall sign is permitted, which sign may not exceed 16 square feet in area. The wall sign may bear a commercial message related to activities lawfully conducted on the premises or a noncommercial message.

b. **INCIDENTAL SIGNS**

One additional sign per driveway is permitted, which sign may not exceed 36 inches in height and 2 square feet in area. Such sign may not contain a commercial message.

c. **INTERIM SIGNS**

- (1) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the units. Such sign may not exceed 8 square feet in area or 4 feet in height.
- (2) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.
- (3) During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs displaying noncommercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

4. **INSTITUTIONAL AND OFFICE USES**

A lot with an institutional use as its principal use, such as a church, school, police or fire station, community center, public park, an office building, or other permitted principal uses not described herein, may have:

(a) **MONUMENT SIGNS**

One monument sign per street frontage which may not exceed 32 square feet in area or 6 feet in height. One sign per lot may include changeable copy, but the changeable copy feature must use direct human intervention for

changes and may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(b) **WALL SIGNS**

One wall sign per public entrance, which may not exceed 20 square feet in area. Such sign may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(c) **INCIDENTAL SIGNS**

1. One sign per driveway is permitted, which may not exceed 42 inches in height and 6 square feet in area.
2. Incidental signs must be set back a minimum of 10 feet from all property lines.
3. Such sign may not contain a commercial message but may include the logo of the institutional use.

(d) **INTERIM SIGNS**

1. One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the property. Such sign may not exceed 8 square feet in area or 4 feet in height.
2. Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.
3. During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

(e) **DIGITAL SIGNS**

The Board of Zoning Adjustment may grant a special use permit to allow a principal use which is located on a lot that is at least six (6) acres in size, or located on a lot that is at least three (3) acres in size and is adjacent to a major arterial street, to install a digital sign face on one otherwise allowable monument sign, subject to the approval criteria in 88-525-09 and subject to the following additional requirements:

1. The sign must be located at least 100 feet from any other residentially zoned and occupied property.
2. The sign must not be located within 150 feet of a public park or a parkway or boulevard.
3. The sign must not be located on a lot that is within a designated historic district or on a lot where there exists a designated historic landmark.
4. The message or image may not change more than once every hour.
5. Changes of image must be instantaneous as seen by the human eye and may not use facing, rolling, window shading, dissolving, or similar visual effects as part of the change.
6. Digital signs must use automatic level controls to reduce lights levels at night and under cloudy and other darkened conditions. All digital signs must have installed ambient light monitors and must at all times allow such monitors to automatically adjust the brightness level of the electronic sign based on ambient light conditions. Maximum brightness levels for electronic and digital signs may not exceed 5000 nits when measured from the sign's face at its maximum brightness, during daylight hours, and 500 nits when measured from the signs face at its maximum brightness between sunset and sunrise, as those times are determined by the National Weather Service.
7. The sign may not be illuminated between the hours or 10:00 p.m. and 7:00 a.m.
8. The background color of the sign may not be white.
9. The digital display must be turned off if the display is not properly functioning.
10. Neither the proposed message to be displayed nor the character of the use on the property may be a factor in the BZA's decision.

## 5. HOSPITAL SIGNS

A signage plan portraying signs necessary for the proper identification of the facilities within a hospital may be approved by special use permit. Such signs shall be on-premises signs and limited to proper identification of the facilities. Such signs may be internally or externally illuminated.

**6. RESIDENTIAL ENTRANCE SIGNS**

One monument sign is allowed at each street entrance, identifying the name of the residential neighborhood or multi-unit complex or building. The area of the sign face shall not exceed 32 square feet in area or 6 feet in height; however, the monument structure on which the sign is located may be approved for up to 25 feet in height through the project plan process.

**7. INTERIM SUBDIVISION DEVELOPMENT SIGNS**

As an interim use accessory to the permitted activity of lawful subdivision development in a development which will contain at least 20 dwelling units, interim identification signs are permitted, provided that such signs may not exceed 100 square feet in sign area nor more than 15 feet in height; if there is more than one such sign, such signs must be at least 1,000 feet apart. Each such sign may remain in place until 90 percent of the lots in the sector are sold, but no longer than 18 months from the date of erection. All such signs must be located at least 15 feet from the pavement edge or edge of the street or thoroughfare to which it is directed, but not within the sight triangle. All such signs must be within the development or within 2000 feet of the development. These signs may not be illuminated.

**8. GROUP HOMES**

A lot with a principal use of a group home may have:

- (a) For each entrance (excluding garage entrances) one wall sign, not to exceed 80 square inches in area.
- (b) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the home. Such sign may not exceed 8 square feet in area or 4 feet in height.
- (c) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A total of 16 square feet of sign area is allowed per lot.
- (d) During the period from six weeks prior to a public election to be held in the city to two weeks after such election, each

lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

**9. OTHER PRINCIPAL USES AND VACANT LOTS**

A lot with a principal use not described in this section, or a vacant lot may have:

- (a) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the property. Such sign may not exceed 8 square feet in area or 4 feet in height.
- (b) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A total of 16 square feet of sign area is allowed per lot.
- (c) During the period from six weeks prior to a public election to be held in the city to two weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

**10. AUXILIARY PARKING**

Signs to identify parking areas allowed by special use permit shall be approved in conjunction with such special use permit, although no sign may exceed 12 square feet in area or 6 feet in height. Such signs may show only the hours in which the parking lot is open and the persons authorized to use the parking area.

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

..end

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

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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 #: 250876

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Amending Chapter 88, Zoning and Development Code, by repealing Subsection 88-445-06-A, Residential Signs, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing digital signs for Institutional and Office Uses in residential districts and adopting new standards for such signs.

### Discussion

The purpose of the proposed text amendment is to address increasing trends toward modern sign technologies, specifically regarding monument signs. The City's sign code, Section 88-445, restricts digital signage in all districts. For signs in residential districts, the current ordinance prohibits both digital or electronic displays, such as electronic message centers. Changeable copy features are permitted, but must use "direct human intervention" for changes to the sign message or display.

The proposed text amendment would permit Institutional and Office uses in residential districts that are located on a lot that is at least 6 acres in size, or a lot of at least 3 acres adjacent to a major arterial, to erect one digital monument sign, pursuant to approval of a Special Use Permit by the Board of Zoning Adjustment. The digital monument sign would remain subject to the existing area and height limits in 88-445-06-A, 4. that limit monument signs to 32 square feet in area and 6 feet in height.

Staff received written testimony opposed to this text amendment in advance of the CPC hearing. A representative of the KC Neighborhood Advisory Council spoke at the CPC hearing in opposition to the text amendment.

City Plan Commission voted 5-1 to recommend approval.

### 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 amendment to the zoning and development code.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an amendment to the zoning and development code.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.  
Not applicable as this is an amendment to the zoning and development code.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is an amendment to the zoning and development code.

#### **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 (CWPB) Impact**

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

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

## Service Level Impacts

No service level impacts expected.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an amendment to the zoning and development code.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an amendment to the zoning and development code.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an amendment to the zoning and development code.
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 amendment to the zoning and development code.

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)



# Kansas City

414 E. 12th Street  
Kansas City, MO  
64106

## Legislation Text

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**File #:** 250877

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### ORDINANCE NO. 250877

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

Rezoning an area of about 4 acres generally located at the northwest corner of East 135th Street and Oak Street from District B2-2 to District MPD and approving a development plan which serves as a preliminary plat to allow for commercial and storage development. (CD-CPC-2025-00124).

#### 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-1510, rezoning an area of about 4 acres generally located at the northwest corner of East 135th Street and Oak Street from District B2-2 (Neighborhood Business) to District MPD (Master Planned Development), and approving a development plan which serves as a preliminary plat to allow for commercial and storage development, said section to read as follows:

Section 88-20A-1510. That an area legally described as:

All of Lot 2 and Tract A, Replat of Tract No. 2, Lillis Estates, a subdivision in the City of Kansas City, Jackson County, Missouri.

is hereby rezoned from District B2-2 (Neighborhood Business) to District MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1510, 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 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 Section 88-425-08 of the Zoning and Development Code.
8. Allowed uses within the storefront units in Building 1 shall be limited to uses allowed within the B2 Zoning District.
9. Allowed uses within Buildings 2, 3, and 4 are limited to self-storage warehouse, manufacturing, production (artisanal), warehousing, wholesaling, storage, and freight movement (indoor), sports and recreation, participant (indoor), personal improvement services, business equipment sales and services, building maintenance services, artist work or sales space, food and food storage, and office, administrative, professional or general. No outdoor storage is permitted.
10. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC 2018: § 503.2.4)
11. Buildings exceeding 62,000 square feet in area shall have at least two means of fire apparatus access. (IFC 2018: § D104.2)

12. Required Fire Department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC 2018: § 503.2.3)
13. 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)
14. Required Fire Department access roads shall be an all-weather surface. (IFC 2012: § 503.2.3) (No Grass Pavers Allowed)
15. Required Fire Department access roads shall be a minimum unobstructed width of twenty feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC 2018: § 503.2.1)
16. 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.
17. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC 2018 § 507.1)
18. 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).
19. 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.
20. 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.
21. 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.
22. 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.

23. 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.
24. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
25. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
26. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
27. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
28. 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.
29. 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.

30. 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.
31. The developer shall secure permits to extend public 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.
32. 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.
33. 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.
34. The developer must enter into a covenant agreement for the maintenance of any stormwater 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 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

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250877

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 4 acres generally located at the northwest corner of East 135th Street and Oak Street from District B2-2 (commercial) to District MPD (Master Planned Development) and approving a development plan which serves as a preliminary plat to allow for commercial and storage development. (CD-CPC-2025-00124).

### Discussion

The applicant is seeking approval of a Rezoning from District B2-2 (Commercial) to District MPD (Master Planned Development) with an associated plan, which serves as a preliminary plat, and an amendment to the Martin City Area Plan on approximately 3.19 acres generally located at the northwest corner of East 135th Street and Oak Street. This will allow for development of the Martin City FlexCaves, a commercial and storage facility.

The development is proposed to consist of 4 buildings, three of which will include individual units leased for private use or storage and will not be accessible to the general public at large. These buildings will be marketed towards customers with high end collectables or cars and "man caves" and will have 40 units of various sizes. The building adjacent to East 135<sup>th</sup> Street is marketed as a "ShopCave". These 11 units are marketed towards retailers who are looking for a space which is open to the public but also need a place for storage/logistics. The development will utilize one new curb cut along East 135th Street in addition to the existing curb cut that is shared with the property to the west. The plan provides a single row of angled parking along the front of the buildings to serve the shopfronts. The parking area will be screened with heavy landscaping. Staff requested additional screening in the form of a masonry wall to fully screen the parking; however, the applicant moved forward with the fence designed as shown on the plan, consisting of galvanized steel channel rail. .

Landscaping includes a mix of tree and shrub species such as Black Gum Trees, Bald Cypress, Forest Pansy Redbuds, Hillspire Juniper, Skyrocket Juniper, and Maiden Grass.

The proposed buildings will feature concrete cast panels with integrated brick inlay. Elevations along East 135th Street will incorporate storefront glazing to create an active, pedestrian-oriented frontage consistent with the character of the corridor to the east. Facades not fronting a public right-of-way will

utilize concrete cast panels with multi-colored banding to provide visual variety and reduce blank wall appearance. The northern elevation, facing the school, will include clerestory windows to introduce natural light while maintaining privacy and compatibility.

Staff requested that the applicant move the “ShopCaves” to the street and move the parking to the side to more closely align with the Area Plan and context of the corridor to the north. The applicant did not update plans; however they did provide additional screening of the parking area in the form of landscaping.

Staff Recommendation: Approval with Conditions  
CPC Recommendation: Approval with Conditions

## Fiscal Impact

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

## Office of Management and Budget Review

(OMB Staff will complete this section.)

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

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

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?  
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**

No prior legislation on this site.

## **Service Level Impacts**

Not applicable, as this is an ordinance authorizing the development of private land.

## **Other Impacts**

1. What will be the potential health impacts to any affected groups?  
Not applicable, as this is an ordinance authorizing the development of private land.
2. How have those groups been engaged and involved in the development of this ordinance?

Not applicable, as this is an ordinance authorizing the development of private land.

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

Not applicable, as this is an ordinance authorizing the development of private land.

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

No (Press tab after selecting)

Not applicable, as this is an ordinance authorizing the development of private land.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Not applicable, as this is an ordinance authorizing the development of private land.

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

No (Press tab after selecting)

Not applicable, as this is an ordinance authorizing the development of private land.

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

No (Press tab after selecting)



# Kansas City

414 E. 12th Street  
Kansas City, MO  
64106

## Legislation Text

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**File #:** 250878

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### RESOLUTION NO. 250878

Sponsor: Director of City Planning and Development Department

**RESOLUTION** - Approving an amendment to the Martin City Area Plan on about 4 acres generally located approximately 130 feet north of E. 135th Street, northwest corner of E. 135th Street and Oak Street by changing the recommended land use on the northern portion of the site from mixed use community to commercial for commercial and self-storage development. (CD-CPC-2025-00140)

WHEREAS, on March 5, 2020, the City Council by Resolution No. 200184 adopted the Martin City Area Plan as a guide for future development and public investment; and

WHEREAS, after further review it has been deemed appropriate to amend the Martin City Area Plan as it affects the area of approximately 4 acres generally located approximately 130 feet north of E. 135th Street, northwest corner of E. 135th Street and Oak Street by changing the on the northern portion of the site from mixed use community to commercial; and

WHEREAS, the City Plan Commission considered this amendment to the Martin City Area Plan on September 17, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on September 17, 2025, recommend approval of the proposed amendment to the Martin City Area Plan to the City Council; NOW, THEREFORE,

#### BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Martin City Area Plan is hereby amended as to the Future Land Use Map for that area described above by changing the recommended land use from mixed use community to commercial.

Section B. That the amendment to the Martin City 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

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# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250878

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 amendment to the Martin City Area Plan on about 4 acres generally located approximately 130 feet north of E 135th Street, northwest corner of East 135th Street and Oak Street by changing the recommended land use on the norther portion of the site from Mixed Use Community to Commercial for commercial and self storage development. (CD-CPC-2025-00140)

### Discussion

The proposed MPD Plan for a commercial and storage development is not consistent with the future land use plan which necessitates the accompanying Area Plan Amendment. The applicant has submitted an Area Plan Amendment application to update the northern portion of the site from Mixed Use Community to Commercial.

The Martin City Area Plan calls for mixed-use, pedestrian-oriented development along 135th Street, with customer-facing businesses and higher-density housing to support commercial activity. The Applicant's request to add heavier commercial and industrial uses (self-storage and warehousing) is not consistent with these goals and could negatively affect nearby housing and the school.

Design guidelines in the Area Plan – also reflected in the KC Spirit Playbook – emphasize active street edges, pedestrian visibility, safe circulation, and quality site design. While the proposal makes some adjustments, additional improvements are needed to better align with these principles.

Staff Recommendation: Approval  
CPC Recommendation: Approval

### 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 resolution authorizing the development of private land.

3. How does the legislation affect the current fiscal year?  
Not applicable, as this is an resolution authorizing the development of private land.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.  
Not applicable, as this is an resolution authorizing the development of private land.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable, as this is an resolution authorizing the development of private land.

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

(OMB Staff will complete this section.)

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

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

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?  
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

No prior legislation on this site.

## Service Level Impacts

Not applicable, as this is an resolution authorizing the development of private land.

## Other Impacts

1. What will be the potential health impacts to any affected groups?

Not applicable, as this is an resolution authorizing the development of private land.

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

Not applicable, as this is an resolution authorizing the development of private land.

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

Not applicable, as this is an resolution authorizing the development of private land.

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

No (Press tab after selecting)

Not applicable, as this is an resolution authorizing the development of private land.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Not applicable, as this is an resolution authorizing the development of private land.

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

No(Press tab after selecting)

Not applicable, as this is an resolution authorizing the development of private land.

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

No(Press tab after selecting)



# Kansas City

414 E. 12th Street  
Kansas City, MO  
64106

## Legislation Text

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**File #:** 250887

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### RESOLUTION NO. 250887

Sponsor: Mayor Pro Tem Ryana Parks-Shaw

**RESOLUTION** - Directing the City Manager to review and recommend updates to Chapter 88, the Zoning and Development Code of Kansas City, Missouri in order to improve development processes and align them with current best practices.

WHEREAS, the City's zoning and development framework plays a critical role in shaping growth, attracting investment, ensuring housing opportunities, and protecting neighborhood character; and

WHEREAS, since the adoption of the Zoning and Development Code, Kansas City has experienced significant changes in population, housing demand, infrastructure needs, and development trends that require modernized processes to keep pace; and

WHEREAS, updating the City's development processes can improve efficiency, transparency, predictability, and responsiveness to the needs of residents, businesses, and developers; and

WHEREAS, a comprehensive review of Chapter 88 is necessary to ensure alignment with the City's long-term goals, including housing affordability, neighborhood stabilization, equitable economic development, sustainability, and resilience; NOW, THEREFORE,

#### BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby directed to conduct a comprehensive review of the City's Zoning and Development Code with a focus on identifying areas where development processes can be streamlined, clarified, or modernized. In conducting his review, the City Manager shall:

- a) Engage stakeholders, including neighborhood associations, development professionals, housing advocates, and business leaders to gather input on current challenges and opportunities for improvement;
- b) Review best practices from peer cities to identify approaches that promote housing diversity, equitable growth, and high-quality development outcomes;

- c) Provide interim updates to the Council's Neighborhood, Planning and Development Committee to ensure transparency and opportunities for Council input throughout the review process;
- d) Prepare recommendations for updates and improvements to Chapter 88, including draft ordinance language as appropriate, and present recommendations to the City Council within 180 days.

..end

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# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250887

Submitted Department/Preparer: Please Select

Revised 6/10/24

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

### Executive Summary

Directing the City Manager to review and recommend updates to Chapter 88, the Zoning and Development Code of Kansas City, Missouri in order to improve development processes and align them with current best practices.

### Discussion

The City Planning and Development Department has undertaken a development process mapping project to identify improvements to the development process, from initial land use approvals to construction permitting. Building on that work, a comprehensive review of the Zoning and Development Code may assist in identifying areas where development process can be streamlined, clarified, or modernized to support ongoing development within the city and support investment in Kansas City neighborhoods.

This project proposes to use existing processes as a baseline to guide the review process, conduct public engagement to identify areas of improvements, and coordinate with partner departments and stakeholders to ensure a comprehensive approach.

Findings and recommendations will be presented to the City Manager and City Council to guide next steps.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Not applicable

3. How does the legislation affect the current fiscal year?  
Not applicable
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.  
Unknown at this time
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Unknown at this time

### **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 resolution 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?  
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

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

## Service Level Impacts

No service level impacts are expected from this review.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is a review of the Zoning and Development Code
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is a review of the Zoning and Development Code
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is a review of the Zoning and Development Code
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)