



## **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, June 4, 2024**

**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 Two Minutes\*\*\***

#### **Patterson Hazley**

**240360** Sponsor: Councilmember Melissa Patterson-Hazley

RESOLUTION - Directing the City Manager to research how other cities fund and have developed creative, sustainable programs to fund affordable housing creation; and report back to Council in 30 days.

#### **Rogers**

**240466** Sponsor: Councilmember Wes Rogers

Approving a development plan which also serves as a preliminary plat in District B3-2 on about 18.97 acres generally located at the southwest corner and southeast corner of N.W. Englewood Road and North Mercier Drive to allow for residential development. (CD-CPC-2024-00033)

**\*\*\*Held until 6.11.24\*\*\***

**Director of City Planning & Development**

[240468](#) Sponsor: Director of the City Planning Department

Amending Chapter 88, Code of Ordinances, by repealing Section 88-405-10, Streets, and enacting in lieu thereof a new section of like number and subject matter; and repealing Section 88-405-21, Installation or Financial Guarantee of Required Improvements, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-405-26, Plats Straddling Jurisdictional Boundaries, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-415-02, Scope and Applicability, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-415-08, Administration and Procedures, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-415-10, Inspections, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-415-11, Plan Review Process, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-570-02, Applicability; Authorized Administrative Adjustments; all in order to redirect certain permitting and inspection functions from the City Planning and Development Department to the Water Services and Public Works Departments.

**City Manager's Office**

[240451](#) Sponsor: City Manager

Appropriating \$50,000.00 from the Unappropriated Fund Balance of the Development Services Fund for the purpose of assisting with the establishment of community improvement districts in the City; authorizing the City Manager to enter into cooperative agreements with certain improvement districts for the purpose of reimbursing the City for funds committed; and directing the City Manager to identify the criteria for the maximum use of these funds.

HELD IN COMMITTEE

**Robinson**

[240351](#) Sponsor: Councilmember Melissa Robinson

Amending Chapter 88, Code of Ordinances, by repealing Section 88-605-03, Street Naming Committee, and enacting in lieu thereof a new section of like number and subject matter for the purpose of requiring City Council approval for the renaming of streets. \*\*\*Held until 6/11/24\*\*\*

**Bunch**

[240411](#) Sponsor: Councilmember Eric Bunch

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of requiring a distance of 1,500 feet between marijuana dispensary facilities and to allow such facilities to remain open until midnight; and amending Section 88-810 by adding definitions applicable to marijuana uses. \*\*\*Held until 6.25.2024\*\*\*

**Robinson**

[240417](#) Sponsor: Councilmember Melissa Robinson

RESOLUTION - Directing the City Manager to execute a petition to add City owned-property to the Vine Street Community Improvement District.

**Director of City Planning & Development**

[240429](#) Sponsor: Director of City Planning and Development Department

Vacating an approximate 647 foot-long alley of about 24,227 SF in District M1-5 zoning generally located between Washington Street and Broadway Boulevard north of West 17th Street; and directing the City Clerk to record certain documents. (CD-ROW-2023-000050)

**Director of City Planning & Development**

[240430](#) Sponsor: Director of City Planning and Development Department

Vacating an approximately 260-foot-long street in District M1-5 generally located on Washington Street north of West 17th Street; and directing the City Clerk to record certain documents. (CD-ROW-2023-000051)

**Director of City Planning & Development**

[240431](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 12 acres generally located east of North Chatham Avenue on the north and south side of Northwest Prairie View Road from Districts R-2.5 and B2-2 to District B3-3. (CD-CPC-2024-00023)

**ADDITIONAL BUSINESS**

1. City Planning and Development Department weekly update on ordinance 240434

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



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**File #: 240360**

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RESOLUTION NO. 240360

Sponsor: Councilmember Melissa Patterson-Hazley

RESOLUTION - Directing the City Manager to research how other cities fund and have developed creative, sustainable programs to fund affordable housing creation; and report back to Council in 30 days.

WHEREAS, Kansas City is experiencing a housing crisis and homelessness crisis and lacks a sustainable funding source dedicated solely to housing development; and

WHEREAS, the City Council recognizes the pervasive and destructive impacts of houselessness throughout the city; and

WHEREAS, the lack of available affordable housing affects families and individuals across several income levels; and

WHEREAS, in the 3rd District alone, 10,000 rooftops are needed within the next ten years to maintain the population; and

WHEREAS, cities around the country have developed creative, sustainable programs to fund housing creation and the City should study these various approaches to develop a program that works for Kansas City; and

WHEREAS, research should include best practices for leveraging land and dwelling vacancies throughout the city; NOW, THEREFORE,

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

Section 1. That the City Manager is directed to research how other cities fund and have developed creative, sustainable programs to fund affordable housing creation.

Section 2. That the City Manager shall report findings to the City Council in 30 days, which shall include (1) best practices for leveraging land and dwelling vacancies throughout the city; and (2) an estimate on how long it would take to reduce the City's homeless population by 75 percent.

..end



**No Docket Memo  
Provided for  
Resolution No.**

**240360**



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**File #: 240466**

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ORDINANCE NO. 240466

Sponsor: Councilmember Wes Rogers

Approving a development plan which also serves as a preliminary plat in District B3-2 on about 18.97 acres generally located at the southwest corner and southeast corner of N.W. Englewood Road and North Mercier Drive to allow for residential development. (CD-CPC-2024-00033)

\*\*\*Held until 6.11.24\*\*\*

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan which also serves as a preliminary plat in District B3-2 (Community Business) on an approximately 18.7 acre tract of land generally located at the southwest corner and southeast corner of N.W. Englewood Road and North Mercier Drive, legally described as:

Part of the Northeast Quarter of Section 34, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri, being more particularly described as follows:

Beginning at the intersection of the East line of Kinsley Forest Estates First Plat, a subdivision in said Clay County, Missouri, and the South right-of-way line of NW. Englewood Road, as established by Special Warranty Deed Book 8038 at Page 191 in said Clay County, Missouri; thence Easterly, along said South right-of-way line to the intersection of said South right-of-way line and the West right-of-way line of N. Mercier Drive, as established by the plat of Kinsley Forest Apartments First Plat, a subdivision in said Clay County, Missouri; thence Southerly, along said West right-of-way line to the Northernmost corner of Lot 1, said Kinsley Forest Apartments First Plat; thence Southwesterly, along the West line of said Lot 1 to the Northeast corner of Tract J of Kinsley Forest Estates Second Plat, a subdivision in said Clay County, Missouri; thence Westerly, along the North line of said Kinsley Forest Estates Second Plat to the Southeast corner of Tract "D" of said Kinsley Forest Estates First Plat; thence Northerly, along the East line of said Kinsley Forest Estates First Plat to the point of beginning. Containing 11.35 acres, more or less.

and



Beginning at the intersection of the West right-of-way line of N. Mercier Drive, as established by the plat of Kinsley Forest Apartments First Plat, a subdivision in said Clay County, Missouri, and the South right-of-way line of NW. Englewood Road, as established by Special Warranty Deed Book 8038 at Page 191 in said Clay County, Missouri; thence Easterly, along said South right-of-way line to the intersection of said South right-of-way line and the West right-of-way line of N. Summit Street, as established by Special Warranty Deed Book 8038 at Page 190 in said Clay County, Missouri; thence Southerly, along said West right-of-way line to the intersection of said West right-of-way line and the Northeasterly right-of-way line of N. Mercier Drive, as established by said Kinsley Forest Apartments First Plat; thence Westerly and Northerly, along said Northeasterly right-of-way line to the point of Beginning. Containing 7.62 acres, more or less.

is hereby approved, subject to the following conditions

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 hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

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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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Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney

No Docket Memo  
Provided for  
Ordinance No.

240466



**File #: 240468**

ORDINANCE NO. 240468

Sponsor: Director of the City Planning Department

Amending Chapter 88, Code of Ordinances, by repealing Section 88-405-10, Streets, and enacting in lieu thereof a new section of like number and subject matter; and repealing Section 88-405-21, Installation or Financial Guarantee of Required Improvements, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-405-26, Plats Straddling Jurisdictional Boundaries, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-415-02, Scope and Applicability, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-415-08, Administration and Procedures, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-415-10, Inspections, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-415-11, Plan Review Process, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-570-02, Applicability; Authorized Administrative Adjustments; all in order to redirect certain permitting and inspection functions from the City Planning and Development Department to the Water Services and Public Works Departments.

TO BE IT ORDANIED BY COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Code of Ordinances, is hereby amended by repealing Section 88-405-04, Required Dedications and Reservations, Section 88-405-06, Blocks, Section 88-405-10, Streets, Section 88-405-21, Installation or Financial Guarantee of Required Improvements, Section 88-405-26, Plats Straddling Jurisdictional Boundaries, Section 88-415-02, Scope and Applicability, Section 88-415-08, Administration and Procedures, Section 88-415-10, Inspections, Section 88-415-11, Plan Review Process, and Section 88-570-02, Applicability; Authorized Administrative Adjustments, all in order to divert certain permitting and inspection function from the City Planning and Development Department to the Water Services and Public Works Departments, said sections to read as follows:

**88-405-04 REQUIRED DEDICATIONS AND RESERVATIONS**

In subdividing land, re-subdividing an existing plat, or creating any new residential units, a developer must dedicate rights-of-way for public streets and conform to adopted plans in providing suitable sites for parks, playgrounds, or other public or private recreational areas or open spaces in accordance with the standards of this zoning and development code. All areas to be dedicated or reserved must be indicated on the preliminary plat. A developer must provide a

release or subordination of any dedicated right-of-way from and subordination of any deeds of trust to any building lines, lot lines, and easements on the plat, as required by the director.

### **88-405-06 BLOCKS**

**88-405-06-A.** The length, width, and shape of blocks must be suited for the planned use of the land, zoning requirements, and need for convenient access, control and safety of street traffic and the limitations, and opportunities relating to the terrain and natural environment.

**88-405-06-B.** Blocks may not exceed 600 feet in length in residential subdivisions with a gross density of 4 or more dwelling units per acre. In lower density residential subdivisions blocks may not exceed 1,200 feet in length. The city planning and development director is authorized to allow longer block lengths if the director determines that (1) topography, sensitive natural resources or other physical constraints make shorter block lengths undesirable or impractical; (2) the design ensures adequate access for emergency vehicles and (3) the design promotes reasonable, safe and convenient non-motorized transportation access to existing or reasonably anticipated future streets, schools, shopping areas, parks, trails, open spaces, transit stops and similar areas.

### **88-405-10 STREETS**

#### **88-405-10-A. TRAFFIC MOVEMENT AND PEDESTRIAN CIRCULATION PRINCIPLES**

The street and pedestrian circulation layout for all new subdivisions must conform to the arrangement, width and location indicated on the major street plan, comprehensive plan, the walkability plan, complete streets ordinance, or approved area plan. Street and pedestrian circulation systems must be laid out and designed with due regard for topography and drainage and to:

1. create an integrated system of lots, streets, trails, and infrastructure that provides for efficient movement of pedestrians, bicycles, and automobiles within the subdivision and to and from adjacent development;
2. provide for the efficient movement of through traffic by providing an interconnected hierarchy of streets in order to avoid isolation of residential areas and over-reliance on major roads;
3. provide safe and attractive pedestrian routes to nearby commercial centers, as well as nearby public/civic, employment, and recreation uses; and
4. be uncomplicated, so that emergency services, public services, and visitors can find their way to their intended destinations.

#### **88-405-10-B. CONNECTIONS TO ABUTTING PROPERTY**

1. A network of interconnected streets is intended to:
  - (a) provide safe, convenient, and efficient means of access to lots;

- (b) promote orderly development patterns;
  - (c) facilitate the effective and efficient provision of emergency and public services; and
  - (d) avoid degradation of traffic carrying capacity on the major street network.
2. Streets in new subdivisions must connect with dedicated streets in adjacent subdivisions and provide for future extension of streets into adjacent areas that are likely to be developed in the future. Waivers to street connection requirements may be approved in accordance with 88-405-25 if topography, sensitive natural resources or other physical constraints make such connections undesirable or impractical.
3. Streets proposed for future extension ("stub streets") must be terminated with temporary turnarounds when the stub street extends 150 feet or more from the nearest intersecting street right-of-way or when more than one lot will have access solely from the stub street. Stub streets are subject to the maximum cul-de-sac length standard of 88-405-10-C.
4. Temporary turnarounds must be constructed in accordance with the city's Standards, Specifications, and Design Criteria. Unless otherwise expressly approved they must be located on (off-site) adjacent property. An off-site temporary roadway easement is required and evidence of such a recorded easement must be submitted at the time of application for permit. If the developer owns the off-site property, the temporary roadway easement may be recorded simultaneously with the final plat for the subject property.
5. If providing a temporary turnaround on (off-site) adjacent property is not practical or the developer is not able to obtain the required off-site temporary easement, the director of public works may approve one of the following options:
- (a) elimination of the off-site temporary turnaround in lieu of an on-site permanent concentric bubble right-of-way curbed turn-around centered on the extending street centerline prior to the termination point of the street extension (minimum lot sizes, dimensions, and setbacks must be maintained for lots fronting on the turn-around right-of-way); or
  - (b) provision of an on-site, non-concentric bubble temporary turn-around on one or more lots and provision of a temporary easement encumbrance over the entire lot or lots affected by the turn-around. If a portion of a lot is encumbered by the turn-around, the entire lot must be covered by the easement without exception. The easement will be retained until the street is extended in a subsequent phase or plat, the temporary turn-around is removed, all permanent street improvements are completed and accepted across the lot or lots, thus eliminating the need for the temporary turn-around and easement.

6. The developer must post a sign at the terminus of all stub streets indicating that the stub street is intended to be opened to through traffic when the adjacent property is developed. The sign must state "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS." The city may provide specifications for required signs.

#### **88-405-10-C. CUL-DE-SACS**

1. Cul-de-sacs streets may not exceed 600 feet in length unless otherwise expressly approved by the city planning and development director or city plan commission. In no event may a cul-de-sac street be approved that exceeds 1,320 feet in length or that serves more than 20 dwelling units. The length of a cul-de-sac street is measured from the center point of its turnaround, along the centerline of its right-of-way to the nearest edge of the right-of-way of the nearest intersecting street.
2. A pedestrian access easement must be provided to connect from the terminus of the cul-de-sac streets with existing or reasonably anticipated future streets, schools, shopping areas, parks, trails, open spaces, transit stops and similar areas. The city planning and development director is authorized to waive this pedestrian access easement requirement when a pedestrian connection is deemed impractical or will not serve the intended purpose of providing safe and convenient non-motorized transportation access to such areas.
3. Turnarounds at the end of cul-de-sac streets must be constructed in accordance with the city's Standards, Specifications, and Design Criteria.

#### **88-405-10-D. INTERSECTIONS**

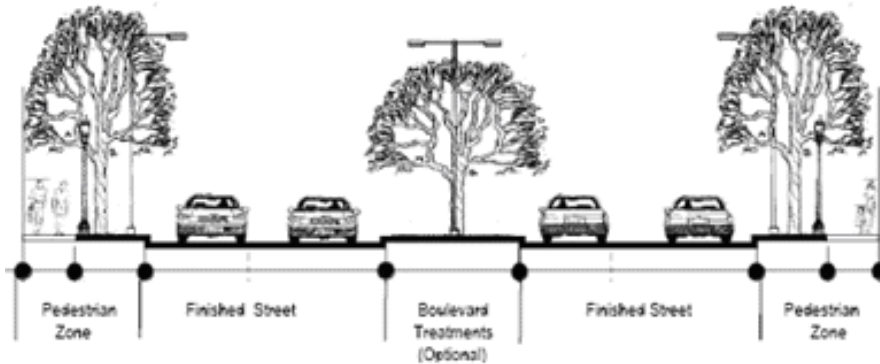
1. Streets must intersect each other at right angles unless otherwise dictated by pedestrian and vehicle safety, topography, or other factors of environmentally sensitive site design.
2. Intersection radii must comply with the city's Standards, Specifications, and Design Criteria, provided that the director of public works may require a greater or reduced radius when anticipated traffic or roadway and intersection improvements warrant.

#### **88-405-10-E. RIGHT-OF-WAY WIDTH**

Proposed streets must have a right-of-way width that will safely accommodate the transportation (vehicular, pedestrian, and bicycle) improvements and street cross-sections needed to provide appropriate, safe, and adequate access to the subject development, in accordance with the city's Major Street Plan and Standards, Specifications, and Design Criteria.

#### **88-405-10-F. CROSS-SECTION DESIGN**

1. **DESCRIPTION**



(a) **FINISHED STREET**

The finished street component of a street cross-section is the portion of the right-of-way comprised of the paved street from curb to curb, or edge to edge where curb and gutter is not provided. The finished street includes the following elements:

- (1) vehicle travel lanes;
- (2) on-street parking, where applicable;
- (3) turn lanes, where necessary;
- (4) on-street bicycle facilities, where applicable; and
- (5) finished street edge (e.g., curb/gutter, swale/ditch, shoulder, and street lighting.)

(b) **PEDESTRIAN ZONE**

The pedestrian zone component of a street cross-section is the portion of the right-of-way that primarily accommodates pedestrian movement and buffers pedestrians and adjacent land uses from moving vehicles on the finished street. The pedestrian zone includes the following elements:

- (1) pedestrian facility (e.g., sidewalk or trail), providing dedicated areas for pedestrian travel along streets;
- (2) amenity/buffer area (e.g., tree lawn, vegetated natural buffer, expanded sidewalk), providing separation of pedestrians from moving vehicle lanes and providing a landscape amenity or occasionally street furniture along the street; and
- (3) off-street bicycle facilities (optional), providing dedicated or shared off-street bicycle facilities along bike routes in areas where on-street facilities would be inappropriate or impractical.

(c) **BOULEVARD TREATMENT**

The boulevard treatment is an optional component of a street cross-section that includes a landscaped median as the focal point of the street and may include additional design elements such as frontage access lanes (i.e., "slip roads"), buffer strips, and parking.

2. **REQUIRED IMPROVEMENTS**

Street cross-sections must be designed and constructed in accordance with adopted public works standards or plans found to be in general compliance with this ordinance during the subdivision approval process.

**88-405-10-G. GRADES**

Street grades must provide safe and convenient traffic conditions while avoiding excessive grading and unnecessary removal of ground cover and tree growth. Street grades must comply with the Public Works's Standards, Specifications, and Design Criteria.

**88-405-10-H. VERTICAL CURVATURE**

All changes in street grade must be connected by vertical curves and be designed for safe stopping sight distances and safe sight distance at the entrance to subdivisions, in accordance with the Public Work's Standards, Specifications, and Design Criteria. The development review committee is authorized to require that applicants submit a sight distance analysis at the time of preliminary subdivision plat review.

**88-405-10-I. HORIZONTAL CURVATURE**

The required centerline radius of horizontal curves must be based on engineering considerations of topography, length of street, number of curves and other factors, as determined by the of public works. Horizontal curves on arterial streets must be designed in accordance with the Public Work's Standards, Specifications, and Design Criteria.

**88-405-10-J. ALLEYS**

Alleys and service lanes are permitted and encouraged within new subdivisions. Alleys, whether public or private, must comply with the department of public works' Standards, Specifications, and Design Criteria or plans found to be in general compliance with this ordinance during the subdivision approval process. Dead-end alleys are prohibited.

**88-405-10-K. HALF STREETS**

Where an existing dedicated or platted half street is adjacent to the tract being subdivided, the other half of the street right-of-way must be dedicated by the subdivider in conformance with the requirements of the major street plan. Half street dedications for minor or access streets are not permitted unless there is satisfactory agreement with the city that both adjacent developers agree to dedicate and construct one-half of the street.

**88-405-10-L. STREET NAMES**

Street names must be assigned by the street naming committee at the time of preliminary plat approval. The developer must submit a street name sign plan with the preliminary plat submittal. The street name sign plan must be drawn at a readable scale that shows the proposed street layout with proposed names, perimeter streets and street names, lot lines,



and proposed street name sign locations, with a note stating the names to be put on each sign. The sign locations, size, and message must comply with department of public works' "Specifications for Fabricating and Installing Street Name Signs."

#### **88-405-10-M. BOULEVARD AND PARKWAY DESIGN STANDARDS**

Construction of any street that has been designated as a boulevard or parkway on the major street plan, or a park under the jurisdiction of the board of parks and recreation commissioners must conform to the design standards that have been adopted and approved by the city council as part of the Boulevard and Parkway Standards.

#### **88-405-10-N. SUBORDINATION AGREEMENTS**

##### **1. PURPOSE**

The city requires that street rights-of-way dedicated to the public be and remain available for access to individual properties and to other streets and roadways. In order to ensure that the rights of the public to the use of street right-of-way will not be infringed upon, this section requires that any utility or other easement be subordinate to the rights of the public in the street right-of-way, except as otherwise expressly stated.

##### **2. CONTENTS OF SUBORDINATION AGREEMENT**

(a) In the case of a dedication of right-of-way that involves dedication over a pre-existing utility easement before the dedication of the right-of-way to the city, a subordination agreement must include an agreement by the easement holder to subordinate its easement to the city's public right-of-way subject to the rights of the easement holder to be reimbursed if future improvements to the right-of-way require the relocation or adjustment of the utility's facilities located within the easement or cause conditions that constructively require the relocation or adjustment of the utility's facilities located within the easement. Agreements that include the following provisions are acceptable to the city:

- (1) The city agrees that utility's obligation to relocate is dependent upon the city providing the utility with an easement for the relocation; and
- (2) The city agrees that if future improvements to the right-of-way require the relocation or modification or other adjustment of the utility's facilities located in the easement, the city will not require the utility to pay the cost of relocating, modifying, or adjusting its facilities. In those cases, the agreement must also provide that if the utility's future improvement, reconstruction, or maintenance of its facilities located in the easement damages the right-of-way, the utility will repair or replace the existing right-of-way in accordance with city standards in effect on the date of damage. Notwithstanding anything contained herein to the contrary, should the improvements set forth in the

construction plan or plans for improvements required by the final plat within the new right-of-way require the relocation or other adjustment of the utility's facilities located in the easement or cause conditions that constructively require the relocation or adjustment of the utility's facilities located within the easement, the developer will be responsible for all costs associated with relocating, modifying, or adjusting in any way the utility's facilities, including easement acquisition costs, associated with the improvements.

- (b) In the case of a dedication of right-of-way to the city that involves a utility easement that was recorded after the site or development plan, or preliminary plat, whichever occurs earlier, was submitted for approval, a subordination agreement must include the agreement by the easement holder to subordinate its easement to the city's public right-of-way without a requirement for the easement holder to be reimbursed if it is required to relocate its existing facilities located within the easement. The agreement must also provide that if the utility's future improvement, reconstruction or maintenance of its facilities located in the easement damages the right-of-way, the utility will repair or replace the existing right-of-way in accordance with city standards in effect on the date of damage. Notwithstanding anything contained herein to the contrary, this subsection will not apply to situations where the developer granted the utility easement before January 1, 2011 or where the utility easement was provided to the utility company under condemnation or the threat of condemnation; in those situations, the subordination agreement as required in subsection 2(a) will be acceptable.

### 3. **EXCEPTION REQUESTS**

In the case of special circumstances where a developer is unable to obtain the subordination from the easement holder or is unable to obtain the form of the subordination agreement as required in subsection 2, a developer may request at the time of final plat approval by the city council an exception to the requirement for the subordination of the easement or to the form of the required subordination agreement as delineated above in subsection 2. This request may be approved by the city council in consideration of all of the following information:

- (a) the utility or easement holder consents to the dedication of the right-of-way over its easement;
- (b) the date the utility obtained the easement and a copy of the easement;
- (c) the name of the entity that granted the easement to the utility;
- (d) a description of the facilities located in the easement; and
- (e) an explanation of the steps taken by the applicant to minimize the crossings of the streets with the utility easements;

- (f) the efforts made by the developer to obtain the subordination from the easement holder or to the obtain the subordination agreement in the form delineated in subsection 2 from the easement holder; and
- (g) the city council may require the developer to submit additional information to support its request, including an estimate from the utility of how much it would cost to relocate the facilities located in the easement and an explanation of the likelihood that future improvements to the right-of-way will require a relocation or adjust to the utilities' facilities.

**4. GRANT OF EXCEPTION**

In reviewing the request for an exception to the requirement for subordination of the easement or for the use of a subordination agreement in a form other than as provided in subsection 2, the city council may consider all of the following:

- (a) that there are special circumstances or conditions affecting the property that were not caused by the developer;
- (b) that approval of the plat without the subordination or without the form required by subsection 2 is necessary for reasonable and acceptable development of the property in question, taking into account whether there is another solution, feasible for the developer to pursue, that would induce the holder of the easement to subordinate its easement to the city's new right-of-way in conformance with subsection 2; and
- (c) that approval of the exception to the requirement for a subordination or for a form that conforms to the requirements of subsection 2 will not be detrimental to the public welfare, taking into account whether the potential financial burden to the city is outweighed by the benefit of the new development.

**88-405-21 INSTALLATION OR FINANCIAL GUARANTEE OF REQUIRED IMPROVEMENTS**

**88-405-21-A. PREREQUISITE TO RELEASE OF FINAL SUBDIVISION PLAT FOR RECORDING**

1. After construction plans have been reviewed for compliance with applicable requirements but before a final subdivision plat is released by the city for recording, the developer must install or guarantee the completion of required improvements and guarantee maintenance of such improvements.
2. If the developer chooses to complete required improvements prior to release of a final plat for recording, the developer must obtain construction permits and post required maintenance guarantees for the installed improvements

3. If the developer chooses not to install required improvements before release of the final subdivision plat for recording, the developer must obtain construction permits and post a financial guarantee of performance and maintenance in accordance with 88-405-21-B.

### **88-405-21-B. FINANCIAL GUARANTEES**

Financial guarantees for temporarily deferred improvements must be provided in the form of bonds, escrow, or letters of credit in accordance with this subsection.

#### **1. BONDS**

- (a) The developer may post a performance bond for all or a portion of the required improvements, in an amount estimated by the director of public works or director of water services (as applicable) to be sufficient to cover the entire cost of construction, engineering, installation, and dedication of the improvements to be covered by the bond. Bonds for partial improvements may be accepted only if the balance of the public improvements are completed before release of the final plat for recording.
- (b) Performance bonds must comply with the requirements of RSMo 89.410 and are subject to approval by the director of finance.
- (c) Within 2 years of the date that the performance bonds are posted, the developer must obtain all required construction permits and post performance and maintenance bonds for completion of the required improvements. The director of public works or director of water services (as applicable) may, upon proof of hardship, extend the 2-year life of the bond for a maximum of one additional year. Further extensions may be granted by the city council. In the event of any time extension, the director of public works or director of water services (as applicable) may require an increase in the bond amount if the director determines that the original bond amount will not be sufficient to cover the costs of construction, engineering, installation, and dedication of the improvements to be covered by the bond.
- (d) The city is authorized to delay release of final plats for subsequent phases of the subdivision until required public improvements are installed in accordance with the construction permit and bond provisions.
- (e) The city is authorized to accept one bond on a project with work performed for the public works department and water services department.

#### **2. ESCROW OR LETTER OF CREDIT**

- (a) The developer may enter into an escrow or a letter of credit agreement with the city. This form of financial guarantee requires that the applicant place in escrow or submit a letter of credit in an amount estimated by the director of public works or director of water

services (as applicable) to be sufficient to cover the entire cost of construction, engineering, installation, and dedication of the improvements to be covered by the financial guarantee. Unless a completion date is properly extended by the director of public works or director of water services (as applicable) for the escrow or letter of credit agreement, public improvements must be completed in accordance with the following timetable:

<b>Improvement</b>	<b>Required Completion</b> (years from plat recording)
Wastewater (sewer)	2
Stormwater management	2
Streets	2
Sidewalks	2
All other	2

- (b) The escrow or letter of credit agreement must be submitted before the final plat is forwarded to the city council.
- (c) The city is authorized to delay release of final plats for subsequent phases of the subdivision until required public improvements are installed.

**88-405-26 PLATS STRADDLING JURISDICTIONAL BOUNDARIES**

Wherever access to a subdivision is required across land within another municipality or political jurisdiction, the city plan commission may request an opinion from the city attorney that access is legally established and also from the director of public works to ensure that the access road is adequately improved or that a performance bond has been duly executed and is sufficient to ensure construction of the access road.

**88-415-02 SCOPE AND APPLICABILITY**

**88-415-02-A.** The stream buffer standards of this article apply to all stream corridors identified on the Kansas City Natural Resource Map. In the event of conflict between the stream buffer standards of this article and the stream buffer provisions of the city's Standards, Specifications, and Design Criteria, the stream buffer standards of this article govern. If a variance is obtained, the stream buffer provisions apply to the relocated stream and mitigated natural resources. For the purpose of this article, storm sewer systems, human-made channels (except those designed to function as natural streams), and roadside ditches are not considered streams and are not subject to the stream buffer provisions of this article.

**88-415-02-B.** In the event of conflict between the stream buffer regulations of this article and Federal Aviation Administration (FAA) requirements, FAA requirements govern.

**88-415-02-C.** The stream buffer regulations of this article are not intended to prohibit maintenance of existing city-owned facilities within the stream buffer, nor do the regulations require the removal of lawfully established facilities or improvements from the stream buffer area.

**88-415-02-D.** Beginning February 14, 2009, the stream buffer regulations of this article (88-415) will apply to all applications for approval of development plans, project plans, preliminary plats, final plats, and amendments to such plans or plats except as follows:

1. If the city plan commission has not recommended approval of a final plat for a unified development plan, preliminary plan, development plan, special use permit or any other Board of Zoning Adjustment approval, or preliminary plat that was approved before January 1, 2003 (referred to as a "pre-2003 approved plan"), the regulations of this article will not apply to any phases of the pre-2003 approved plan as long as the city plan commission recommends approval of the first final plat within one year of the date that the city planning and development director sends certified mail notice of this requirement to the subject property owner.
2. If the city plan commission has recommended approval of a final plat for a pre-2003 approved plan before February 14, 2009, the regulations of this article will not apply to any phases of the pre-2003 approved plan as long as the city plan commission recommends approval of the next final plat for the pre-2003 approved plan by February 14, 2014.
3. In all other cases where a unified development plan, preliminary plan, development plan or preliminary plat has been approved after January 1, 2003 and before February 14, 2009, the regulations of this article will not apply to any phases of the unified development plan, preliminary plan, development plan or preliminary plat as long as the city plan commission recommends approval of the next final plat by February 14, 2014.
4. If the requirements of 88-415-02-D.1, 88-415-02-D.2 and 88-415-02-D.3 have been met, the regulations of this article will not apply to any phases of the unified development plan, preliminary plan, development plan or preliminary plat as long as the city plan commission recommends approval of each subsequent final plat within 3 years of the date that city plan commission recommended approval of the immediately preceding final plat.
5. The regulations of this article will not apply to amended development plans or amended preliminary plats if no significant changes are made. A significant change is any change that: (1) adds additional land area to the approved plan; (2) changes the overall land use in a way that would increase stormwater runoff volumes and rates; (3) increases the number of lots by 10% or more (as compared to the number of lots included in the originally approved plan/plat); or (4) increases the developed area by 10% or more (as compared to the originally approved plan/plat).

6. The regulations of this article will not apply to amended development plans or amended preliminary plats if the proposed changes to the development plan or preliminary plat are not located in an area on the development plan or preliminary plat where the buffer requirements would normally apply. If the proposed changes are located in an area where the stream buffer requirements would normally apply, then the amendment of that area on the plan/plat must comply with the regulations of this article for the amended area only.

**88-415-02-E.** The water services director is authorized to approve an extension of the time frames established in 88-415-02-D.1, 88-415-02-D.2, 88-415-02-D.3, and 88-415-02-D.4 for a maximum of one year. Extension requests must be submitted in writing and include an explanation and justification for the request.

**88-415-02-F.** For purposes of this section 88-415-02, "unified development" means a development consisting of one or more zoning or subdivision applications that were approved by city council on or about the same date on contiguous property through the same applicant. Additionally, for purposes of this section, commercial and residential plans approved collectively as one unified development (although approved through separate ordinances and plans) will be construed to be a single approved preliminary plan or phase.

## **88-415-08 ADMINISTRATION AND PROCEDURES**

### **88-415-08-A. REVIEW FOR COMPLIANCE**

Review for compliance with these standards will be conducted in conjunction with platting. Developments that are not subject to platting, will be subject to site or development plan review, which must be conducted prior to application for a building permit.

### **88-415-08-B. EXCEPTIONS**

Exceptions to the stream buffer standards of this section may be approved by the city council subject to all applicable city, state, and federal regulations. When exceptions are approved, applicants must mitigate impacts in accordance with the mitigation standards 88-415-07-C.

1. In order to approve an exception request, the city council must find that strict application of one or more stream buffer standards would result in an unnecessary hardship for the subject property and that such unnecessary hardship is unique to the subject property and not generally applicable to other similarly situated property. In order to approve the exception request, the city council must also determine that adequate mitigation measures in accordance with 88-415-07-C will be provided in conjunction with the project.
2. Applicants must submit a stream buffer exception application and mitigation plan to the water services director in a form and manner required by the water services director. The exception application and/or mitigation plan must include the following:

- a. a written description of the perceived hardship;
  - b. a description of all measures taken to avoid or otherwise minimize encroachment into the buffer zone (beyond the extent of encroachment allowed by 88-415-05-C.2);
  - c. proposed mitigation for any encroachment, as required by 88-415-08-B.4; and
  - d. a preliminary buffer plan, as required by 88-415-07-D that clearly displays the location and total acreage of proposed clearing and grading, and the percentage of outer zone area proposed to be cleared. The buffer plan must also include the limits and total acreage of proposed mitigation, and ratio of proposed mitigation to cleared area.
3. The water services director must review the plan for compliance with the stream buffer regulations of this article and approve, approve with conditions or deny the application for exception. An exception may be approved when the water services director determines that a bona fide hardship exists and when the integrity of the stream corridor will be protected through avoidance, minimization, and appropriate mitigation measures.
4. Disturbed natural resources must also be mitigated in conjunction with 88-415-07-C. Any additional mitigation beyond that allowed in 88-415-07-C must comply with the following criteria. Federal mitigation credits, revegetation or restoration of any portion of the original disturbance counts toward the required mitigation.
- a. Mitigation of outer zone vegetation that is contiguous to the remaining outer zone vegetation must be provided at a ratio of 1.5 units of mitigation area to 1 unit of existing outer zone area.
  - b. Mitigation of outer zone vegetation that is not contiguous to the remaining outer zone vegetation but is along the same stream reach must be provided at a ratio of 2 to 1.
  - c. Mitigation of outer zone vegetation that is not located along the same stream reach, but is provided within the same watershed, must be provided at a ratio of 2.5 to 1.
  - d. Mitigation of outer zone vegetation that is not located in the same watershed must be provided at a ratio of 3 to 1.
  - e. In all cases, a continuous outer zone vegetation connection of at least 25 feet must be maintained to avoid fragmenting the vegetated area.
  - f. Encroachment into the middle or streamside zones or alteration of the stream channel must be mitigated at a ratio of 4 to 1.



- g. The water services director may approve mitigation at city-designated locations in lieu of locations owned or controlled by the applicant.
- 5. Utilities may encroach into the streamside zone only when available system connection points physically preclude an alignment farther from the edge of stream, or, in the case of sanitary and storm sewers, when the controlling elevations provide insufficient head for normal system function. Streambanks and natural resource areas affected by allowed encroachments must be stabilized in accordance with the city's Standards, Specifications, and Design Criteria, and natural resources must be mitigated in accordance with 88-415-07-C and 88-415-08-B.4.

#### **88-415-08-C. MAP REVISIONS**

The water services director is authorized to maintain, update and make corrections to the Kansas City Natural Resource Map to ensure its accuracy. When map updates add stream reaches or otherwise propose to or have the effect of expanding the land area affected by the stream buffer regulations of this article, the water services director shall cause all affected owners to be noticed in the same manner as zoning map amendments (See 88-515-04).

#### **88-415-10 INSPECTIONS**

Required stream buffers must be inspected by the water services director to confirm that such buffers conform to the approved stream buffer plan prior to recording of a plat or prior to the issuance of a building permit by the city planning and development director, whichever occurs first. The property owner shall cause the stream buffer to be accessible to the water services director to facilitate inspection, construction, maintenance, and other activities related to the stream and public infrastructure in the buffer area.

#### **88-415-11 PLAN REVIEW PROCESS**

Upon the filing of any application required by this zoning and development code, the director of water services shall evaluate:

**88-415-11-A.** When a regulated stream or floodplain is present on the subject property; or

**88-415-11-B.** When a regulated stream is located on an adjacent property and within 200 feet of the subject property; or

**88-415-11-C.** When the outside edge of a 100-year floodplain, with or without a regulated stream contained therein, is located on adjacent property and is within 150 feet of the subject property.

#### **88-570-02 APPLICABILITY; AUTHORIZED ADMINISTRATIVE ADJUSTMENTS**

The city planning and development director, director of public works, and director of water services have the authority to review and approve the following administrative adjustments:

##### **88-570-02-A. P/O DISTRICT—BUILDING LOCATION STANDARDS**

1. The city planning and development director is authorized to approve an administrative adjustment to the building placement standards of 88-230-03-A.
2. Such an administrative adjustment may be approved only when the city planning and development director determines that useable public spaces or pedestrian amenities (e.g., extra-wide sidewalk, plaza with seating or outdoor dining area) will be provided between the building and the street.

**88-570-02-B. P/O DISTRICT—TRANSPARENT WINDOW STANDARDS**

1. The city planning and development director is authorized to approve an administrative adjustment to the ground-floor transparency standards of 88-230-03-B.
2. Such an administrative adjustment may be approved only when the city planning and development director determines that (1) such a reduction will be offset by the provision of other pedestrian amenities or building or site design features that are not otherwise required by this zoning and development code.

**88-570-02-C. P/O DISTRICT—DOOR AND ENTRANCE STANDARDS**

1. The city planning and development director is authorized to approve an administrative adjustment to the door and entrance standards of 88-230-03-C.
2. Such an administrative adjustment may be approved only when the city planning and development director determines that a safe pedestrian walkway not exceeding 20 feet in length is provided between the building entrance and the sidewalk abutting street.

**88-570-02-D. P/O DISTRICT—DRIVEWAY AND VEHICLE ACCESS STANDARDS**

1. The director of public works is authorized to approve an administrative adjustment to the driveway and vehicle access standards of 88-230-03-E,
2. Such an administrative adjustment may be approved only when the director of public works determines, in consultation with other appropriate city officials that access to the subject lot cannot be safely accommodated by alley or side (non-pedestrian) street access.

**88-570-02-E. GROUND-FLOOR COMMERCIAL SPACE**

The city planning and development director is authorized to approve an administrative adjustment to reduce the ground-floor commercial floor area requirement of 88-120-07 by up to 20%.

**88-570-02-F. BICYCLE PARKING**

1. The city planning and development director is authorized to approve an administrative adjustment reducing the number of bicycle spaces required under 88-420-09.
2. Such an administrative adjustment may be approved only when the city planning and development director determines that use will generate reduced bicycle traffic or that it would be impossible to provide bicycle parking at the subject location.

**88-570-02-G. LANDSCAPING**

The city planning and development director is authorized to approve administrative adjustments to otherwise applicable landscape standards, as expressly authorized in 88-42513.

**88-570-02-H. MINOR AMENDMENTS TO APPROVED DEVELOPMENT PLANS**

Unless otherwise expressly stated in this zoning and development code or as part of the final action to approve a development plan, the city planning and development director is authorized to approve an administrative adjustment allowing minor amendments to approved development plans. For the purpose of this provision, minor amendments are changes that:

1. do not increase building coverage by more than 10%, cumulative;
2. do not increase the cumulative floor area by more than 10% or 1,500 square feet, whichever is less;
3. do not increase building height by more than 10% or 6 feet, whichever is less;
4. do not increase the total cumulative impervious surface coverage by more than 10% or 2,000 square feet, whichever is less;
5. do not involve extensive site modifications;
6. do not increase the number of dwelling units or residential occupancy by more than 10%; or
7. do not, in the determination of the city planning and development director, have impacts that warrant city plan commission, city council, or board of zoning adjustment review of the application.

**88-570-02-I. TRAIL ENCROACHMENTS INTO STREAMSIDE BUFFER ZONE**

The director of water services is authorized to approve an administrative adjustment allowing paved or unpaved trails to encroach into the streamside zone (See 88-415-05-A. 1). Administrative adjustments for (paved or unpaved) trail encroachments into the streamside zone may be approved only when the director of water services determines that alternative alignments are not feasible due to topography, the presence of existing structures such as bridges or flood control levees, the inability to acquire property to accommodate other trail alignments, or when that the trail represents the termini of existing trails and trail rights-of-way. Streambanks and natural resource areas affected by allowed encroachments must be stabilized in accordance with the city's Standards, Specifications and Design Criteria, and natural resources must be mitigated in accordance with 88-415-07-C and 88-415-08-B.4.

**88-570-02-J. NONCONFORMITIES**

The city planning and development director is authorized to approve an administrative adjustment allowing expansion of a nonconforming use into another part of the same building, in accordance with Section 88-610-04-C.

**88-570-02-K. SIGNS**

The city planning and development director is authorized to approve an administrative adjustment to allow an electronic, digital or motorized wall sign that is directed toward the interior of a site that is at least 3 acres and that meets each of the following standards:

1. The sign is not visible from any other site or any right of way.
2. The design of the sign is compatible with the design of the development and the other existing signs on the site.
3. The sign will not negatively impact the use or enjoyment of any other property.

Section 2. That 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 certified that as required by Chapter 88, Code of Ordinances, the foregoing was duly advertised and public hearings were held.

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Secretary, City Plan Commission

Approved as to form:

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Dustin E. Johnson  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240468

Submitted Department/Preparer: City Planning

Revised 11/01/23

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, Code of Ordinances, by repealing Section 88-405-10, Streets, and enacting in lieu thereof a new section of like number and subject matter; and repealing Section 88-405-21, Installation or Financial Guarantee of Required Improvements, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-405-26, Plats Straddling Jurisdictional Boundaries, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-415-02, Scope and Applicability, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-415-08, Administration and Procedures, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-415-10, Inspections, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-415-11, Plan Review Process, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-570-02, Applicability; Authorized Administrative Adjustments; all in order to redirect certain permitting and inspection functions from the City Planning and Development Department to the Water Services and Public Works Departments.

### Discussion

Zoning and Development Code Text Amendments makes changes to Chapter 88 of the Kansas City, MO Municipal Code. These amendments can be periodic to “clean up” components of the Zoning and Development Code or address policy and urban planning best practices. The proposed Zoning and Development Code Text Amendment responds to departmental changes triggered by Ordinance 230741.

The proposed ordinance does not directly align with CWBP.

### 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 an amendment to the Zoning and Development Code.

3. How does the legislation affect the current fiscal year?  
Not applicable – as this is an ordinance authorizing an amendment to the Zoning and Development Code.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable – as this is an ordinance authorizing 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 ordinance authorizing 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)**

Click or tap here to enter text.

**Citywide Business Plan (CWBP) Impact**

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Please Select (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - 
  - 
  - 
  - 
  - 
  -

**Prior Legislation**

## Ordinance 230741

Amending Chapter 60, Code of Ordinances of Kansas City, Missouri, by repealing Section 60-32, Construction of private sewage disposal systems, and enacting in lieu thereof a new section of like number and subject matter; Amending Chapter 61-20, Code of Ordinances of Kansas City, Missouri, by repealing Section 61-20, Enclosing natural drain ditches, and enacting in lieu thereof a new section of like number and subject matter; Amending Chapter 63, Code of Ordinances of Kansas City, Missouri, by repealing Sections 63-21, Title and authority, and 63-24, Definitions, and enacting in lieu thereof new sections of like number and subject matter; Amending Chapter 64, Code of Ordinances of Kansas City Missouri, by repealing Section 64-4, and enacting in lieu thereof a new section of like number and subject matter; Amending Chapter 2, Code of Ordinances of Kansas City, Missouri by enacting a new Article XIX entitled "City Permits", Section 2-2300 entitled "Permitting Standards" all for the purpose of transferring certain permitting functions from the City Planning and Development Department to the Water Services and Public Works Departments; Directing the City Manager to begin transition of these permits from the City Planning and Development Department to the Water Services and Public Works Departments before May 1, 2024, including taking steps to address any needed staffing, funding, and legislative changes to effectuate the transition; and directing the City Manager to review implementation of these process changes and report back to Council in one year.

### Service Level Impacts

Service level impacts may be identified in the City Manager's report back to Council in one year.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable – as this is an ordinance authorizing 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 ordinance authorizing 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 ordinance authorizing 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:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)





**File #: 240451**

ORDINANCE NO. 240451

Sponsor: City Manager

Appropriating \$50,000.00 from the Unappropriated Fund Balance of the Development Services Fund for the purpose of assisting with the establishment of community improvement districts in the City; authorizing the City Manager to enter into cooperative agreements with certain improvement districts for the purpose of reimbursing the City for funds committed; and directing the City Manager to identify the criteria for the maximum use of these funds.

WHEREAS, formation costs of Community Improvement Districts (CID) include legal fees and accounting fees; and

WHEREAS, many potential CID organizations lack funding for formation costs until funding becomes available from sales taxes or special assessments to be levied by the CID; and

WHEREAS, the purpose of the account established by this ordinance is to provide certain CID organizations the ability to borrow funding for formation costs and the City Manager will establish criteria for eligibility and repayment terms; NOW THEREFORE

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the sum of \$50,000.00 is hereby appropriated from the Unappropriated Fund Balance of the Development Services Fund to the following account:

25-2210-642044-B	CID Support	\$50,000.00
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Section 2. Authorizing the Director of City Planning and Development to use funds in Account No. 25-2210-642044-B only to support the costs of formation of CIDs/NIDs, with such supporting funds to be reimbursed to the City through cooperative agreements entered into by the City Manager.

Section 3. That the City Manager shall develop or use reasonable standards for the repayment of these funds, and shall develop templates or support structures to minimize the out-of-pocket costs that must be incurred so as to maximize the use of these funds by as many interested organizations as possible.

..end

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

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Tammy L. Queen  
Director of Finance

Approved as to form:

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Samuel Miller  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240451

Submitted Department/Preparer: City Manager's Office

Revised 11/01/23

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

Appropriating \$50,000.00 from the Unappropriated Fund Balance of the Development Services Fund for the purpose of assisting with the establishment of community improvement districts in the City; authorizing the City Manager to enter into cooperative agreements with certain improvement districts for the purpose of reimbursing the City for funds committed; and directing the City Manager to identify the criteria for the maximum use of these funds.

### Discussion

Formation costs of Community Improvement Districts (CID) include legal fees and accounting fees and many potential CID organizations lack funding for formation costs until funding becomes available from sales taxes or special assessments to be levied by the CID. The purpose of the account established by this ordinance is to provide certain CID organizations the ability to borrow funding for formation costs and the City Manager will establish criteria for eligibility and repayment terms.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
The Development Services Fund unappropriated fund balance
3. How does the legislation affect the current fiscal year?  
Yes, these funds are being appropriated from the unappropriated fund balance of the Development Services Fund in the amount of \$50,000
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
These funds will be loaned to newly created Community Improvement Districts (CIDs) for formation costs and then will be returned once sales taxes or special assessments become available.

**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)**

The Development Services Fund has Unappropriated Fund Balance available to support the proposed amount. The unreserved fund balance of the Development Services Fund is \$6.4 million as of 6/3/2024.

**Citywide Business Plan (CWBP) Impact**

1. View the [FY23 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

## Service Level Impacts

No service level impacts are anticipated.

## Other Impacts

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

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



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**File #: 240351**

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ORDINANCE NO. 240351

Sponsor: Councilmember Melissa Robinson

Amending Chapter 88, Code of Ordinances, by repealing Section 88-605-03, Street Naming Committee, and enacting in lieu thereof a new section of like number and subject matter for the purpose of requiring City Council approval for the renaming of streets. \*\*\*Held until 6/11/24\*\*\*

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Code of Ordinances, is hereby amended by repealing Section 88-605-03, Street Naming, and enacting in lieu thereof a new section of like number and subject matter, to read as follows:

**88-605-03 - STREET NAMING COMMITTEE**

**88-605-03-A. ESTABLISHMENT AND PURPOSE**

There is hereby established a street naming committee with the prime function of assigning names to the public and private streets.

**88-605-03-B. MEMBERSHIP**

The following individuals are members of the street naming committee:

1. city planning and development director;
2. public works director;
3. parks and recreation director;
4. fire chief;
5. police chief.

**88-605-03-C. EX OFFICIO MEMBERS**

The following are ex officio members of the street naming committee:

1. U.S. post office; and

2. other agencies as deemed necessary by the city planning and development director to render a complete and competent review of proposed street names.

### **88-605-03-D. PROCEDURES**

The city planning and development director is the chairperson of the street naming committee. The chair's function is to coordinate committee activities. The committee shall review requests to rename streets and make recommendations to the city council when needed. The committee shall assign street names as part of the subdivision plat approval process. The chair must inform the developer of recommendations by the committee and must present recommendations to the city plan commission or the city council, as necessary.

### **88-605-03-E. HONORARY STREET NAMES**

Honorary street names may be used to honor neighborhood and local leaders, community activists, and state and national figures. The following guidelines apply.

1. **CONSIDERATION OF NOMINEES**

The nominating person or organization must prepare an autobiography or historical statement of the proposed recipient of the honorary street name designation. The statement should outline the historical or cultural significance of the nominated person, place, or event to the community and to the city. Attached to the autobiography or historical statement should be a map indicating where the honorary street name is being requested and additional information as to why the identified section of street is appropriate.

2. **PETITION OF SUPPORT**

The nominating person or organization must include with the request package a petition of support for the proposed honorary street name. The petition must be signed by no fewer than 50 residents of the city, and must also include at least 75% of the property owners abutting that section of the street proposed to be honored. Special circumstances regarding street segment length or location, etc., will be considered by the city council on a case-by-case basis.

3. **CONSIDERATION BY THE STREET NAMING COMMITTEE**

The nomination request package must be referred to the street naming committee for review. After the street naming committee reviews the application, a report discussing the validity of the petition and the anticipated costs that will be incurred to carry out the request must be prepared and submitted to the city council. The city council may act to approve or deny the application. A simple majority vote is required by city council.

4. **FINANCIAL BURDEN**

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. **PLACEMENT AND DESIGN OF SIGNS**



Honorary street name signs may not exceed the regulatory size of a green guide street sign. The department of public works has sole authority for the fabrication and installation of honorary street name signs in the city.

6. **TERMINATION OF AN HONORARY STREET NAME DESIGNATION**  
The city may choose at any time and for any reason to discontinue any honorary street name designation by approval of the city council. Should all of the signs become missing or vandalized and remain so for a period of one year with no remedy, the designation will be considered abandoned. The city will not replace or repair any honorary signs without compensation.
7. **HONORARY STREET NAME AS ALIAS FOR OFFICIAL STREET NAME**  
The honorary street name must be logged as an alias in the city's emergency communications system and by the U.S. Postal Service for mail delivery purposes.

### **88-605-03-F. STREET RENAMING**

Street renaming is a process to establish a new name for a street that has already been given a street name by an approved plat, by the street naming committee or by the city council.

1. **CONSIDERATION OF RE-NAMING**  
The city council or the Parks Board in the case of streets under their jurisdiction may initiate renaming of a street. The city planning and development director may initiate renaming only in the instance of fixing an error. A statement outlining the need to rename a street and a map indicating where the street re-naming is being requested shall be provided.
2. **CONSIDERATION BY THE STREET NAMING COMMITTEE**  
The application must be referred to the street naming committee for review. After the street naming committee reviews the application, a report discussing the impacts on the property owners, the anticipated costs that will be incurred to carry out the request and a recommendation must be prepared and submitted to the city council.
3. **NOTICE OF HEARING**  
Notice of the city council public hearing must be sent by the initiator by U.S. mail, first class at least 13 days before the date of the hearing to all property owners adjacent to the section of street proposed to be renamed, any registered neighborhood organization and/or registered civic organization whose boundaries include the subject street, and all owners of property within 300 feet of the street to be renamed. Addresses must be based on the latest available, city-maintained property ownership information. The mailed notice shall indicate the date, time and place of the public hearing, describe the requested action to be taken, indicate where to obtain additional information, and provide

contact or other information sufficient for those interested to determine when the city council will hold its hearing on the re-naming.

**4. HEARING AND FINAL ACTION**

Following the close of the public hearing, the city council may act to approve or deny the proposed renaming. A simple majority vote is required by city council.

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 foregoing ordinance was duly advertised and public hearings were held.

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Secretary, City Plan Commission

Approved as to form and legality:

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Sarah Baxter  
Assistant City Attorney

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

**240351**



**File #: 240411**

ORDINANCE NO. 240411

Sponsor: Councilmember Eric Bunch

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of requiring a distance of 1,500 feet between marijuana dispensary facilities and to allow such facilities to remain open until midnight; and amending Section 88-810 by adding definitions applicable to marijuana uses. \*\*\*Held until 6.25.2024\*\*\*

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Amending Chapter 88, Code of Ordinances, by repealing and replacing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of requiring a distance of 1,500 feet between marijuana dispensary facilities and to allow such facilities to remain open until midnight, said section to read as follows:

**88-354 MARIJUANA FACILITIES**

**88-354-01 APPLICABILITY**

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

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

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

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

All comprehensive or medical marijuana cultivation facilities, comprehensive or medical marijuana-infused products manufacturing facilities, and marijuana testing facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 750 feet of any then-existing elementary or secondary school, as elementary and secondary schools are defined by state laws and regulations governing comprehensive and medical marijuana facilities.

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

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

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

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

All comprehensive dispensary facilities, marijuana microdispensary facilities, or medical marijuana dispensary facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 1,500 feet of any then-existing comprehensive dispensary facilities, marijuana micro dispensary facilities, or medical marijuana dispensary facilities.

**88-354-03 MEASUREMENTS**

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

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

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

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

In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, or church to the facility's entrance

or exit closest in proximity to the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

**88-354-04 HOURS OF OPERATION**

Comprehensive and Medical Marijuana dispensary facilities shall have limited hours of operation from 8:00 a.m. to 12:00 a.m.

**88-354-05 STORAGE**

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

**88-354-06 EXTERNAL IMPACTS**

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

Section 2. Amending Chapter 88, Code of Ordinances, by adding definitions to Section 88-810 concerning marijuana facilities.

**88-810-835.2.2 - MARIJUANA MICROBUSINESS DISPENSARY FACILITY**

A microbusiness facility licensed by the state where marijuana is dispensed for medical or adult use.

**88-810-835.2.3 - MARIJUANA MICROBUSINESS FACILITY**

A facility licensed by the state as a microbusiness dispensary facility or microbusiness wholesale facility.

**88-810-835.2.4 - MARIJUANA RESEARCH FACILITY**

A facility licensed by the state where activities intended to facilitate scientific research or education related to marijuana product occur.

**88-810-835.4 - MARIJUANA MICROBUSINESS WHOLESALE FACILITY**

A microbusiness facility licensed by the state where marijuana cultivation operations for medical or adult use occur and/or where marijuana-infused projects and prerolls are manufactured for medical or adult use.

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

..end

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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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Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney

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

**240411**





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**File #: 240417**

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RESOLUTION NO. 240417

Sponsor: Councilmember Melissa Robinson

RESOLUTION - Directing the City Manager to execute a petition to add City owned-property to the Vine Street Community Improvement District.

WHEREAS, on August 26, 2021, City Council passed Ordinance No. 210733, which established the Vine Street Community Improvement District (the “District”); and

WHEREAS, the District desires to add certain real property owned by the City to the District pursuant to RSMo, Section 67.1441.2 though the filing of a petition signed by the City as property owner; and

WHEREAS, the properties to be added include 1619 E. 17th Terrace, 1512 E. 18th Street (currently leased by Soiree), 1616 E. 18th Street, 1700 E. 18th Street (currently leased by KC Jukehouse) and 1708 E. 18th Street (currently leased by The Directors Cut); and

WHEREAS, the addition of property will provide the District additional revenue to put toward increased public safety, parking, walkability and connectivity; and

WHEREAS, the City spent approximately \$105,675.00 in fiscal year 2023 and \$79,269.50 in fiscal year 2024 (year-to-date) to provide additional security in the 18th and Vine area; and

WHEREAS, if a proper petition to add the property is filed, City Council will consider whether to approve such addition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the City Manager is hereby directed, on behalf of the City, to execute a petition to add City-owned property to the Vine Street Community Improvement District.

..end

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

**240417**



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**File #:** 240429

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ORDINANCE NO. 240429

Sponsor: Director of City Planning and Development Department

Vacating an approximate 647 foot-long alley of about 24,227 SF in District M1-5 zoning generally located between Washington Street and Broadway Boulevard north of West 17th Street; and directing the City Clerk to record certain documents. (CD-ROW-2023-000050)

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 1<sup>st</sup> day of December 2023, a petition was filed with the City Clerk of Kansas City by Tyler Wysong of Kimley-Horn, That portion of the North-South Alley (12 feet wide) as shown on Ford & Whitworth Addition, a subdivision in the City of Kansas City, the North-South Alley (11 feet wide) as shown on Balis Addition, a subdivision in the City of Kansas City, and a portion of the North-South (11 feet wide) Alley in Block 1 of King & Bouton's Addition, a subdivision in the City of Kansas City, situated in the Southeast quarter of Section 6, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, described as follows: commencing for reference at the Southeast corner of Lot 28 in Block 1 of said King & Bouton's Addition; Thence, along the East line of said Lot 28, North 02°00'19" East, 4.00 feet to the true point of beginning; Thence, along the West line of said Alley, and along the East line of Lots 28 through 40 in Block 1 of said King & Bouton's Addition, and along the East lines of Lots 7 through 11 of said Balis Addition, North 02°00'19" East, 474.03 feet to a point on the North line of said Lot 11; Thence, along the North line of said Lot 11, South 87°41'01" East, 3.13 feet to the Southeast

corner of Lot 7 of said Ford & Whitworth Addition; Thence, along the West line of said Alley, and along the East lines of Lot 7, 8 and 14 of said Ford & Whitworth Addition, North 02°00'16" East, 173.15 feet to a point on the Southerly line of Interstate 35; Thence, along the Southerly line of Interstate 35, North 58°23'02" East, 14.41 feet to the East line of said Alley, said point lying on the West line of Lot 1 of said Ford & Whitworth Addition; Thence, along the East line of said Alley, and along the West lines of Lot 1 through 6 of said Ford & Whitworth Addition, South 02°00'16" West, 181.20 feet to a point on the North line of Lot 1 in said Balis Addition; Thence, along the North line of said Lot 1, North 87°41'01" West, 4.13 feet to the Northwest corner of said Lot 1; Thence, along the East line of said Alley, and along the West lines of Lots 1 through 6 of said Balis Addition, and along the West lines of Lots 1 through 13 in Block 1 of said King & Bouton's Addition, South 02°00'19" West, 474.08 feet to a point 4.00 feet North of the Southwest corner of said Lot 13; Thence, North 87°26'15" West, 11.00 feet to the true point of beginning, Contains 24,227 square feet, more or less; giving the distinct description of the alley 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 alley 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 all the alley commencing for reference at the Southeast corner of Lot 28 in Block 1 of said King & Bouton's Addition; Thence, along the East line of said Lot 28, North 02°00'19" East, 4.00 feet to the true point of beginning; Thence, along the West line of said Alley, and along the East line of Lots 28 through 40 in Block 1 of said King & Bouton's Addition, and along the East lines of Lots 7 through 11 of said Balis Addition, North 02°00'19" East, 474.03 feet to a point on the North line of said Lot 11; Thence, along the North line of said Lot 11, South 87°41'01" East, 3.13 feet to the Southeast corner of Lot 7 of said Ford & Whitworth Addition; Thence, along the West line of said Alley, and along the East lines of Lot 7, 8 and 14 of said Ford & Whitworth Addition, North 02°00'16" East, 173.15 feet to a point on the Southerly line of Interstate 35; Thence, along the Southerly line of Interstate 35, North 58°23'02" East, 14.41 feet to the East line of said Alley, said point lying on the West line of Lot 1 of said Ford & Whitworth Addition; Thence, along the East line of said Alley, and along the West lines of Lot 1 through 6 of said Ford & Whitworth Addition, South 02°00'16" West, 181.20 feet to a point on the North line of Lot 1 in said Balis Addition; Thence, along the North line of said Lot 1, North 87°41'01" West, 4.13 feet to the Northwest corner of said Lot 1; Thence, along the East line of said Alley, and along the West lines of Lots 1 through 6 of said Balis Addition, and along the West lines of Lots 1 through 13 in Block 1 of said King & Bouton's Addition, South 02°00'19" West, 474.08 feet to a point 4.00 feet North of the Southwest corner of said Lot 13; Thence, North 87°26'15" West, 11.00 feet to the true point of

beginning, Contains 24,227 square feet, more or less and the same is hereby vacated, and subject to the following conditions:

1. The applicant shall retain all utility easements and protect facilities or relocate facilities at the applicant's expense as required by AT&T.
2. The applicant shall relocate facilities required by Kansas City, Missouri Water Services Department.
3. The applicant shall retain all utility easements and protect facilities required by Evergy and that the streetlight pedestal requires a redesign to refeed the pedestal that the requestor is responsible for costs of the designed refeed.

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

Approved as to form:

\_\_\_\_\_  
Sarah Baxter  
Senior Associate City Attorney

Approved by the City Plan Commission

\_\_\_\_\_  
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.

\_\_\_\_\_  
Recorder

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



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240429

Submitted Department/Preparer: City Planning

Revised 11/01/23

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 approximate 647 foot long alley of about 24,227 SF in District M1-5 Zoning generally located between Washington Street and Broadway Boulevard north of West 17th Street; and directing the City Clerk to record certain documents (CD-ROW-2023-000050).

### Discussion

Please see the City Plan Commission Staff Report for full discussion.

### Fiscal Impact

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

#### Office of Management and Budget Review

(OMB Staff will complete this section.)

- |   |                              |  |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <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)**

No account string to verify as there is no fiscal impact.

**Citywide Business Plan (CWBP) Impact**

- View the [FY23 Citywide Business Plan](#)
- Which CWBP goal is most impacted by this legislation?  
Infrastructure and Accessibility (Press tab after selecting.)
- Which objectives are impacted by this legislation (select all that apply):
  - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
  - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
  - Build on existing strengths while developing a comprehensive transportation plan for the future.
  - Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
  - Ensure adequate resources are provided for continued maintenance of existing infrastructure.
  - Focus on delivery of safe connections to schools.

**Prior Legislation**

No prior legislation exists for the subject site.

**Service Level Impacts**

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

**Other Impacts**

- 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)



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**File #: 240430**

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ORDINANCE NO. 240430

Sponsor: Director of City Planning and Development Department

Vacating an approximately 260-foot-long street in District M1-5 generally located on Washington Street north of West 17th Street; and directing the City Clerk to record certain documents. (CD-ROW-2023-000051)

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 11<sup>th</sup> day of December 2023, a petition was filed with the City Clerk of Kansas City by Tyler Wysong of Kimley-Horn, That portion of Washington Street (60 feet wide), lying Southerly of Interstate 35 and Northerly of 17th Street, situated in the Southeast quarter of Section 6, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, described as follows: commencing for reference at the Southwest corner of Lot 27 in Block 1 of King & Bouton's Addition, a subdivision in the City of Kansas City, said point lying on the East right-of-way line of Washington Street; Thence, along the West line of Lots 27 through 37 in Block 1 of said King & Bouton's Addition, North 02°01'56" East, 285.72 feet to the true point of beginning; Thence, North 87°58'04" West, 60.00 feet to a point on the West right-of-way line of Washington Street; Thence, along the West right-of-way line of Washington Street, North 02°01'56" East, 260.06 feet to a point on the Southerly right-of-way line of Interstate 35; Thence, along the Southerly right-of-way line of Interstate 35, North 56°34'03" East, 73.67 feet to a point on the East right-of-way line of Washington Street, also being a point on the West line

of Lot 10 of Ford & Whitworth Addition, a subdivision in the City of Kansas City; Thence, along the East right-of-way line of Washington Street, and along the West line of Lots 7, 8 and 10 of said Ford & Whitworth Addition, and along the West line of Lots 7 through 11 of Balis Addition, a subdivision in the City of Kansas City, and along the West line of lots 37 through 40 in Block 1 of said King & Bouton's Addition, South 02°01'56" West, 302.80 feet to the true point of beginning; giving the distinct description of the alley 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 alley 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 all the public right of way commencing for reference at the Southwest corner of Lot 27 in Block 1 of King & Bouton's Addition, a subdivision in the City of Kansas City, said point lying on the East right-of-way line of Washington Street; Thence, along the West line of Lots 27 through 37 in Block 1 of said King & Bouton's Addition, North 02°01'56" East, 285.72 feet to the true point of beginning; Thence, North 87°58'04" West, 60.00 feet to a point on the West right-of-way line of Washington Street; Thence, along the West right-of-way line of Washington Street, North 02°01'56" East, 260.06 feet to a point on the Southerly right-of-way line of Interstate 35; Thence, along the Southerly right-of-way line of Interstate 35, North 56°34'03" East, 73.67 feet to a point on the East right-of-way line of Washington Street, also being a point on the West line of Lot 10 of Ford & Whitworth Addition, a subdivision in the City of Kansas City; Thence, along the East right-of-way line of Washington Street, and along the West line of Lots 7, 8 and 10 of said Ford & Whitworth Addition, and along the West line of Lots 7 through 11 of Balis Addition, a subdivision in the City of Kansas City, and along the West line of lots 37 through 40 in Block 1 of said King & Bouton's Addition, South 02°01'56" West, 302.80 feet to the true point of beginning and the same is hereby vacated, and subject to the following conditions:

1. The applicant shall remove and return lighting equipment as required by Kansas City, Missouri Street Light Services.
2. The applicant shall relocate facilities as required by Kansas City, Missouri Water Services Department.
3. The applicant shall retain all utility easements and protect facilities as required by Evergy, and if the transformer must be redesigned the requestor is responsible for costs of the designed refeed.

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:

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Sarah Baxter  
Senior Associate City Attorney

Approved by the City Plan Commission

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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\_\_\_\_\_.

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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.

\_\_\_\_\_  
Recorder

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



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240430

Submitted Department/Preparer: City Planning

Revised 11/01/23

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 approximate 260 foot long street in District M1-5 Zoning generally located on Washington Street north of West 17th Street; and directing the City Clerk to record certain documents (CD-ROW-2023-000051).

### Discussion

Please see the City Plan Commission Staff Report for full discussion.

### Fiscal Impact

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

#### Office of Management and Budget Review

(OMB Staff will complete this section.)

- |   |                              |  |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <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)**

No account string to verify as there is no fiscal impact.

**Citywide Business Plan (CWBP) Impact**

- View the [FY23 Citywide Business Plan](#)
- Which CWBP goal is most impacted by this legislation?  
Infrastructure and Accessibility (Press tab after selecting.)
- Which objectives are impacted by this legislation (select all that apply):
  - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
  - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
  - Build on existing strengths while developing a comprehensive transportation plan for the future.
  - Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
  - Ensure adequate resources are provided for continued maintenance of existing infrastructure.
  - Focus on delivery of safe connections to schools.

**Prior Legislation**

No prior legislation exists for the subject site.

**Service Level Impacts**

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

**Other Impacts**

- 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)





**File #: 240431**

ORDINANCE NO. 240431

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 12 acres generally located east of North Chatham Avenue on the north and south side of Northwest Prairie View Road from Districts R-2.5 and B2-2 to District B3-3. (CD-CPC-2024-00023)

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-1432, rezoning an area of about 12 acres generally located east of North Chatham Avenue on the north and south side of Northwest Prairie View Road from Districts R-2.5 (Residential) and B2-2 (Commercial) to District B3-3 (Commercial), said section to read as follows:

Section 88-20A-1432. That an area legally described as:

TRACT I:

Containing 151,024 square feet or 3.47 acres

All of Lots 5, 6, 7, and part of Lots 8, 9 and 10, Laplata, a subdivision of land in the Northwest Quarter of Section 29, Township 51 North, Range 33 West, and part of Lot 3, Tremont Square, a subdivision in the Northeast Quarter of Section 30, Township 51 North, Range 33 West, all in Kansas City, Platte County, Missouri, together with the south half of vacated N.W. 63rd Terrace (platted Camino) lying north of and adjacent to said Lots 6 and 7, and all that part of N.W. 63rd Terrace (platted Camino) lying between said Lots 5, 7, and 8, as same was vacated by Ordinance No. 61303 of the City of Kansas City, Missouri, being further described as follows: Beginning at the southwesterly corner of said Lot 6; thence North 00°37'16 East, along the westerly line of said Lot 6 and its northerly prolongation, a distance of 175.00 feet to a point on the centerline of said vacated N.W. 63rd Terrace; thence South 89°27'11" East, along said centerline, a distance of 125.00 feet to a point on the southerly prolongation of the westerly property line of said Lot 5; thence North 00°37'16" East, along the westerly line of said Lot 5, a distance of 150.00 feet to the northwesterly corner of said Lot 5; thence South 89°27'11" East, along the northerly line of said Lot 5, a distance of 98.42 feet to the northeasterly corner of said Lot 5, said point also being on the westerly right of way line of Paulane as shown on said plat of Laplata; thence South 33°57'20" East, along said line and its southerly prolongation, a distance of 212.35 feet to a

point on the northerly line of said Lot 9; thence South 89°27'11" East, along said line, a distance of 96.07 feet to a point on the westerly line of said Lot 10; thence North 00°37'16" East, along said line, a distance of 45.28 feet to a point on the westerly right of way line of interstate I-29; thence South 49°49'12" East, along said line, a distance of 197.09 feet; thence South 61°12'28" East, continuing along said line, a distance of 89.37 feet; thence South 14°59'17" East, continuing along said line, a distance of 28.30 feet to a point on the southerly line of said Lot 10; thence North 89°27'11" West, along said line, a distance of 55.55 feet to a point on the northerly right of way line of N.W. Prairie View Road as established in Book 1289 at page 399; thence westerly, along said line, along a curve to the left having an initial tangent bearing of North 73°51'01" West, a radius of 633.00 feet, an arc distance of 419.31 feet; thence westerly, continuing along said line, along a curve to the right being tangent to the previously described curve, having a radius of 967.00 feet, an arc distance of 379.21 feet; thence North 89°20'05" West, continuing along said line, a distance of 448.87 feet; thence westerly, continuing along said line, along a curve to the right being tangent to the previously described course, having a radius of 150.00 feet, an arc distance of 33.12 feet; thence North 76°40'55" West, continuing along said line, a distance of 14.14 feet to a point on the westerly line of Lot 3, said Tremont Square; thence North 12°36'04" East, along said line, a distance of 15.30 feet to the northwesterly corner of said Lot 3; thence South 89°23'53" East, along said line, a distance of 535.10 feet to a point on the easterly line of the Northeast Quarter of said Section 30; thence North 00°37'16" East, along said line, a distance of 74.66 feet; thence South 89°27'11" East, a distance of 115.00 feet to the point of beginning.

## TRACT II

Containing 374,254 square feet or 8.59 acres

Part of Lot 3, Tremont Square, a subdivision of the Northeast Quarter of Section 30, Township 51 North, Range 33 West, and part of the Northwest Quarter of Section 29, Township 51 North, Range 33 West, all in Kansas City, Platte County, Missouri, being described as follows: Beginning at the southeasterly corner of said Lot 3, said point also being on the east line of the Northeast Quarter of said Section 30; thence South 89°52'39" West, along the southerly line of said Lot 3, a distance of 245.00 feet; thence North 64°52'21" West, continuing along said line, a distance of 215.00 feet; thence North 76°07'21" West, continuing along said line, a distance of 156.15 feet to a point on the easterly right of way line of N. Chatham Avenue; thence northwesterly along said line, and along the westerly line of said Lot 3, along a curve to the left having an initial tangent bearing of North 33°38'18" West, a radius of 230.00 feet, an arc distance of 17.67 feet; thence northwesterly, continuing along said line, along a curve to the right being tangent to the previously described curve, having a radius of 844.08 feet, an arc distance of 45.59 feet; thence northwesterly, continuing along said line, along a curve to the right having an initial tangent bearing of North 24°20'47" West, a radius of 113.00 feet, an arc distance of 6.03 feet to a corner common with Tract A, said Tremont Square; thence northeasterly, along the line common to said Lot 3 and Tract A, along a curve to the right having an initial tangent bearing of North

38°39'08" East, a radius of 80.00 feet, an arc distance of 69.98 feet; thence North 12°36'04" East, continuing along said common line, a distance of 88.16 feet to a point on the southerly right of way line of N.W. Prairie View Road as established in Book 1289 at page 399; thence easterly, along said line, along a curve to the right having an initial tangent bearing of North 79°51'44" East, an arc radius of 150.00 feet, an arc distance of 28.28 feet; thence South 89°20'05" East, continuing along said line, a distance of 483.34 feet; thence easterly, continuing along said line, along a curve to the left being tangent to the previously described course, having a radius of 1033.00 feet, an arc distance of 405.10 feet; thence easterly, continuing along said line, along a curve to the right being tangent to the previously described curve, having a radius of 567.00 feet, an arc distance of 190.06 feet; thence South 27°26'27" East, a distance of 148.74 feet to the northerly most corner of Lot 3, Village North, a subdivision in Kansas City, Platte County, Missouri; thence 45°51'02" West, along the northwesterly line of said plat of North Village, a distance of 854.26 feet to the northwesterly corner of Lot 11, said North Village, said point also being on the west line of the Northwest Quarter of said Section 29; thence North 00°37'16" East, along said the west line of said Northwest Quarter, a distance of 315.72 feet to the point of beginning.

is hereby rezoned from Districts R-2.5 (Residential) and B2-2 (Commercial) to District B3-3 (Commercial), all as shown outlined on a map marked Section 88-20A-1432, 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.

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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 #: 240431

Submitted Department/Preparer: City Planning

Revised 11/01/23

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 12 acres generally located at east of North Chatham Avenue on the north and south side of Northwest Prairieview Road from Districts R-2.5 (Residential) and B3-3 (Commercial) to District B3-3 (Commercial) (CD-CPC-2024-00023).

### Discussion

Please see CPC Staff Report for full Discussion. At CPC hearing 3 adjacent neighbors voiced concern about increased traffic, crime, and development. Public Testimony has been attached to this ordinance packet.

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

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

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

**Additional Discussion (if needed)**

No account string to verify as there is no fiscal impact.

### Citywide Business Plan (CWBP) Impact

- 1. View the [FY23 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 for this site.

### Service Level Impacts

Not applicable as this is an Ordinance authorizing the a zoning amendment to a parcel of land.

## Other Impacts

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

