



Agenda

Neighborhood Planning and Development Committee

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

Wednesday, September 21, 2022

1:30 PM

26th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

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

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

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

Beginning of Consent(s)

[220799](#)

Approving the plat of Staley Corners West Second Plat, an addition in Clay County, Missouri, on approximately 3.5 acres generally located at the northwest corner of N. Indiana Avenue and N.E. Barry Road, creating 4 lots for the purpose of a 4 lot commercial subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2022-00017)

Attachments: [2022-00017 Ordinance Fact Sheet](#)

220800 Approving the plat of Twin Creek Cottages, an addition in Platte County, Missouri, on approximately 27.77 acres generally located at the northwest corner of N. Line Creek Parkway and N.W. Old Stagecoach Road, creating 2 lots and 3 tracts for the purpose of a 2 lot multi-family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00059)

Attachments: [2021-00059 Ordinance Fact Sheet](#)

End of Consent(s)

220801 Vacating a 265 feet long alley in M1-5 zoning between 17th and 18th Streets and Central and Wyandotte Streets on about 0.92 acres generally located to the west of 220 W. 18th Street; and directing the City Clerk to record certain documents. (CD-ROW-2022-00006).

Attachments: [Fact Sheet CD-ROW-2022-00006.pdf](#)

220802 Rezoning an area of about 2.5 acres generally located on the north side of E. 45th Street between Wabash Avenue on the east and Olive Street on the west from District R-2.5 to District UR and approving a residential development plan to allow for 101 unit multi-family residential development within eight buildings. (CD-CPC-2022-00086)

Attachments: [CP-CPC-2022-00084&00086 Fact Sheet](#)

220803 RESOLUTION - Amending the Heart of the City Area Plan, approved with Resolution No. 110159 on April 21, 2011, by changing the land use recommendation on a total of 2.6 acres generally located on the north side of E. 45th Street between Wabash Avenue on the east and Olive Street on the west, from residential urban low density to residential medium-high density land use designation. (CD-CPC-2022-00084).

Attachments: [CP-CPC-2022-00084&00086 Fact Sheet](#)

220804 Amending Chapter 88, the Zoning and Development Code, as it pertains to 88-130-03, Eligibility For D Zoning, by amending the eastern boundary from The Paseo to Woodland Avenue. (CD-CPC-2022-00146)

Attachments: [Fact Sheet](#)

Bough and Bunch

220806 Approving the Westside Owner-Occupant Residential Property Chapter 353 Development Plan of Census Tract 153 generally bounded by Interstate 670 and W. 25th Street to the north, Broadway Boulevard, Southwest Boulevard, and Summit Street/Southwest Trafficway to the east, W. 31st Street to the south, and certain railroad tracks and the Kansas-Missouri state line to the west, all in Kansas City, Jackson County, Missouri; declaring the area included in such plan to be a blighted area; authorizing certain tax abatements within the plan area; authorizing the execution of a redevelopment agreement in connection with the foregoing; and directing the City Clerk to transmit copies of this ordinance.

Attachments: [No Fact Sheet](#)
[Chapter 353 Development Plan KCMO \(Westside\) -Council](#)
[Tax Impact Analysis](#)
[Budget - Operating\(9\)](#)

HELD IN COMMITTEE

220717 Approving the petition to establish the Freight House Community Improvement District; establishing the Freight House Community Improvement District generally located at W. 22nd Street and Main Street in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Attachments: [Freight House CID ORD FACTSHEET](#)

220722 Amending Ordinance No. 190328 by repealing Condition 16 contained in Section B, which required the developer to secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development, because the developer no longer has access to public water mains. (CD-CPC-2018-00229)

Attachments: [CD-CPC-2018-00229 Fact Sheet 2022](#)

Bough, Shields and Bunch

[220729](#) Amending the Plaza Bowl Overlay, which was created by Committee Substitute for Ordinance No. 190100, which includes use and height regulations for the area generally located on the south and north sides of W. 47th Street (extending northerly to the north side of W. 46th Terrace), between Madison Avenue on the west and J.C. Nichols Parkway on the east, in order to establish standards for granting deviations..

Attachments: [No Fact Sheet](#)

[220730](#) Approving the Main Street - ABC/35 Block Urban Renewal Area Plan on approximately 2.4 acres generally located at 3244 Main and 3634 Main Street; and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC-2022-00094)

Attachments: [No Fact Sheet](#)

[220746](#) Approving the Front Street Infill PIEA General Development Plan on approximately 88 acres (20 parcels), in an area generally bordered by the Missouri river on the north, railroad tracks on the south, I-435 on the east and Chouteau Trafficway on the west and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC-2022-00063)

Attachments: [No Fact Sheet](#)

[Front Street Infill PIEA Presentation PIEA 6-21-22](#)

[Historic NE Lofts PIEA Presentation PIEA 6-21-22](#)

[Fiscal Note 220746](#)

[220747](#) Approving the Historic Northeast Lofts PIEA General Development Plan on about 22 acres (3 parcels), generally located at the southeast corner of Independence Avenue and Hardesty Avenue. (CD-CPC-2022-00064)

Attachments: [No Fact Sheet](#)

[Historic NE Lofts PIEA Presentation PIEA 6-21-22](#)

ADDITIONAL BUSINESS

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

2. Closed Session

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

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

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

- Livestream on the city's website at www.kcmo.gov
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOublg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

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



File #: 220799

ORDINANCE NO. 220799

Approving the plat of Staley Corners West Second Plat, an addition in Clay County, Missouri, on approximately 3.5 acres generally located at the northwest corner of N. Indiana Avenue and N.E. Barry Road, creating 4 lots for the purpose of a 4 lot commercial subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2022-00017)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

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

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

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on June 21, 2022.

..end

Approved as to form and legality:

Eluard Alegre
Associate City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220799

Ordinance Number

Brief Title

Approving the plat of Staley Corners West Second Plat, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 3.5 acres generally located at the northwest corner of N. Indiana Ave. and N.E. Parry Road, creating 4 lots.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Staley Corners, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 4 lot commercial subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 2(CL) Hall – O’Neill Other districts (school, etc.) North Kansas City 250</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Committee Sub. 200183 - On March 26, 2020 the Council amended the Gashland-Nashua Area Plan to change the recommended land use to Mixed-Use Neighborhood and High Density land uses and approved rezoning an area of approximately 27.1 acres generally located on the northeast corner of Barry Road and N. Indiana Avenue from District R-1.5 (Residential 1.5) to District R-1.5 (Residential 1.5) and District B2-2 (Neighborhood Business 2 dash 2), and approved a development plan which also serves as a preliminary plat to allow for construction of multi-family residential and commercial uses. (CD-CPC-2019-00024, CD-CPC-2019-00025, and CD-CPC-2019-00026)</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Staley Corners, LLC City Department City Planning and Development Other</p>
<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>	
<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>	
<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission June 21, 2022 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>	
<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>	

Details

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Policy / Program Impact

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

Finances

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

	<p>How will this contribute to a sustainable Kansas City?</p>	<p>This project consists of public and private improvements for a 4 lot commercial development, on approximately 3.5 acres of previously undeveloped property. These facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Thomas Holloway</p>
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Project Start Date

Projected Completion or Occupancy Date

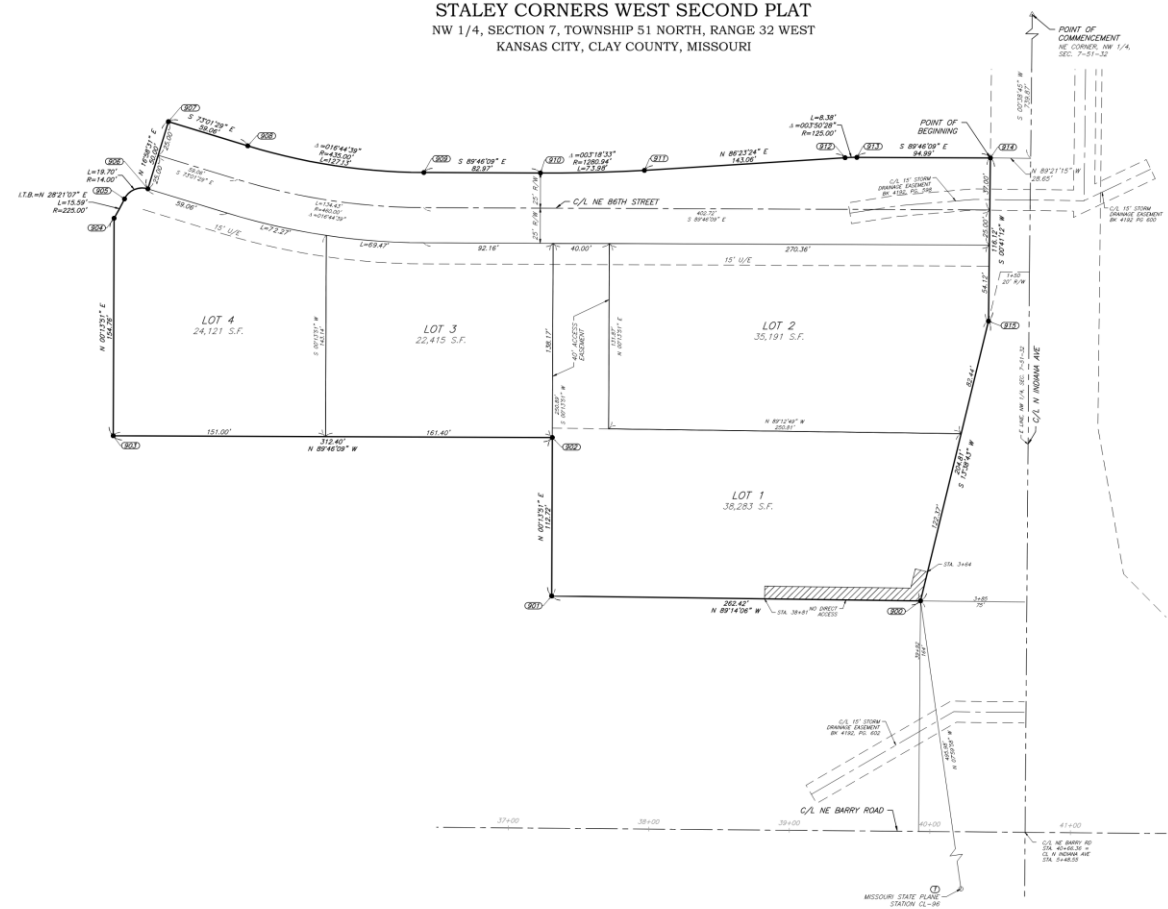
Fact Sheet Prepared by:
Thomas Holloway

Date: September 9, 2022

Reviewed by:
Olofu Agbaji,
Development Management Division (LDD)
City Planning & Development

Reference or Case Numbers: 2022-00017

SECOND PLAT
 STALEY CORNERS WEST SECOND PLAT
 NW 1/4, SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST
 KANSAS CITY, CLAY COUNTY, MISSOURI



DESCRIPTION:
 I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision and that the same is a true and correct representation of the results of records for the current Missouri Substrata for Missouri Board for Architects, Professional Engineers and Land Surveyors, Missouri State Board of Surveyors, Missouri State Board of Geology and Land Survey.

DATE: 10/11/22
JOB NO.: PLS-200010887

J & J SURVEY INC.
 MISSOURI REGISTERED PROFESSIONAL LAND SURVEYORS
 MISSOURI REGISTERED PROFESSIONAL ENGINEERS

NO.	REVISION	DATE	BY	DESCRIPTION
1	INITIAL SUBMITTAL	10-11-22	J&J	
2	REVISED FOR COMMENTS	10-11-22	J&J	
3	REVISED FOR COMMENTS	10-11-22	J&J	
4	REVISED FOR COMMENTS	10-11-22	J&J	
5	REVISED FOR COMMENTS	10-11-22	J&J	
6	REVISED FOR COMMENTS	10-11-22	J&J	
7	REVISED FOR COMMENTS	10-11-22	J&J	
8	REVISED FOR COMMENTS	10-11-22	J&J	
9	REVISED FOR COMMENTS	10-11-22	J&J	
10	REVISED FOR COMMENTS	10-11-22	J&J	

SHEET 2 OF 2



File #: 220800

ORDINANCE NO. 220800

Approving the plat of Twin Creek Cottages, an addition in Platte County, Missouri, on approximately 27.77 acres generally located at the northwest corner of N. Line Creek Parkway and N.W. Old Stagecoach Road, creating 2 lots and 3 tracts for the purpose of a 2 lot multi-family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00059)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

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

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

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on March 1, 2022.

..end

Approved as to form and legality:

Eluard Alegre
Associate City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220800

Ordinance Number

Brief Title

Approving the plat of Twin Creek Cottages Plat an addition in Kansas City, Platte County, Missouri

<p>Specific Address Approximately 27.77 acres generally located at the N.W. corner of N. Line Creek Pkwy and N.W. Old Stagecoach Road</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Sponsor</td> <td>Jeffrey Williams, AICP, Director Department of City Planning & Development</td> </tr> <tr> <td>Programs, Departments, or Groups Affected</td> <td>City-Wide Council District(s) 2(PL) Loar - Fowler Other districts (school, etc.) Platte County R-III</td> </tr> <tr> <td>Applicants / Proponents</td> <td>Applicant(s) Red River Development City Department City Planning and Development Other</td> </tr> <tr> <td>Opponents</td> <td>Groups or Individuals None Known Basis of Opposition</td> </tr> <tr> <td>Staff Recommendation</td> <td><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</td> </tr> <tr> <td>Board or Commission Recommendation</td> <td>By: City Plan Commission March 1, 2022 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</td> </tr> <tr> <td>Council Committee Actions</td> <td><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</td> </tr> </table>	Sponsor	Jeffrey Williams, AICP, Director Department of City Planning & Development	Programs, Departments, or Groups Affected	City-Wide Council District(s) 2(PL) Loar - Fowler Other districts (school, etc.) Platte County R-III	Applicants / Proponents	Applicant(s) Red River Development City Department City Planning and Development Other	Opponents	Groups or Individuals None Known Basis of Opposition	Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:	Board or Commission Recommendation	By: City Plan Commission March 1, 2022 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions	Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass
Sponsor	Jeffrey Williams, AICP, Director Department of City Planning & Development														
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<p>Reason for Project This final plat application was initiated by Red River Development in order to subdivide the property in accordance with the city codes and state statutes. The developer intends to Create a 2 lot multi-family home subdivision.</p>															
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Committee Sub. No. 200596 was approved by Council on August 6, 2020 and allowed for Rezoning and Development Plan/Preliminary Plat for the Twin Creek Master Plan. The proposed request is in substantial conformance to the controlling plan.</p>															

Details

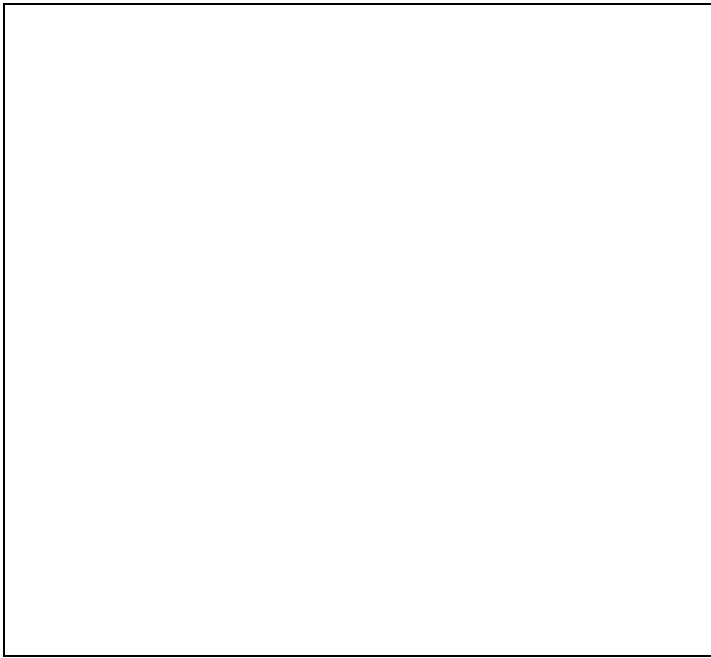
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Policy / Program Impact

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

Finances

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



How will this contribute to a sustainable Kansas City?	<p>This project consists of public and private improvements for a residential development on a previously undeveloped site to create a multi-family subdivision. The proposed development will significantly increase the area of impervious surfaces. The peak rate of storm water discharge and total runoff volume will be maintained after development. Water quality treatment will be provided with onsite BMP's. The development will improve the aesthetics of the site and increase the tax base for the City.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

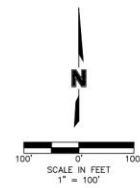
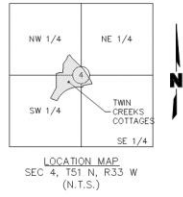
Fact Sheet Prepared by:
Thomas Holloway

Date: July 21, 2022

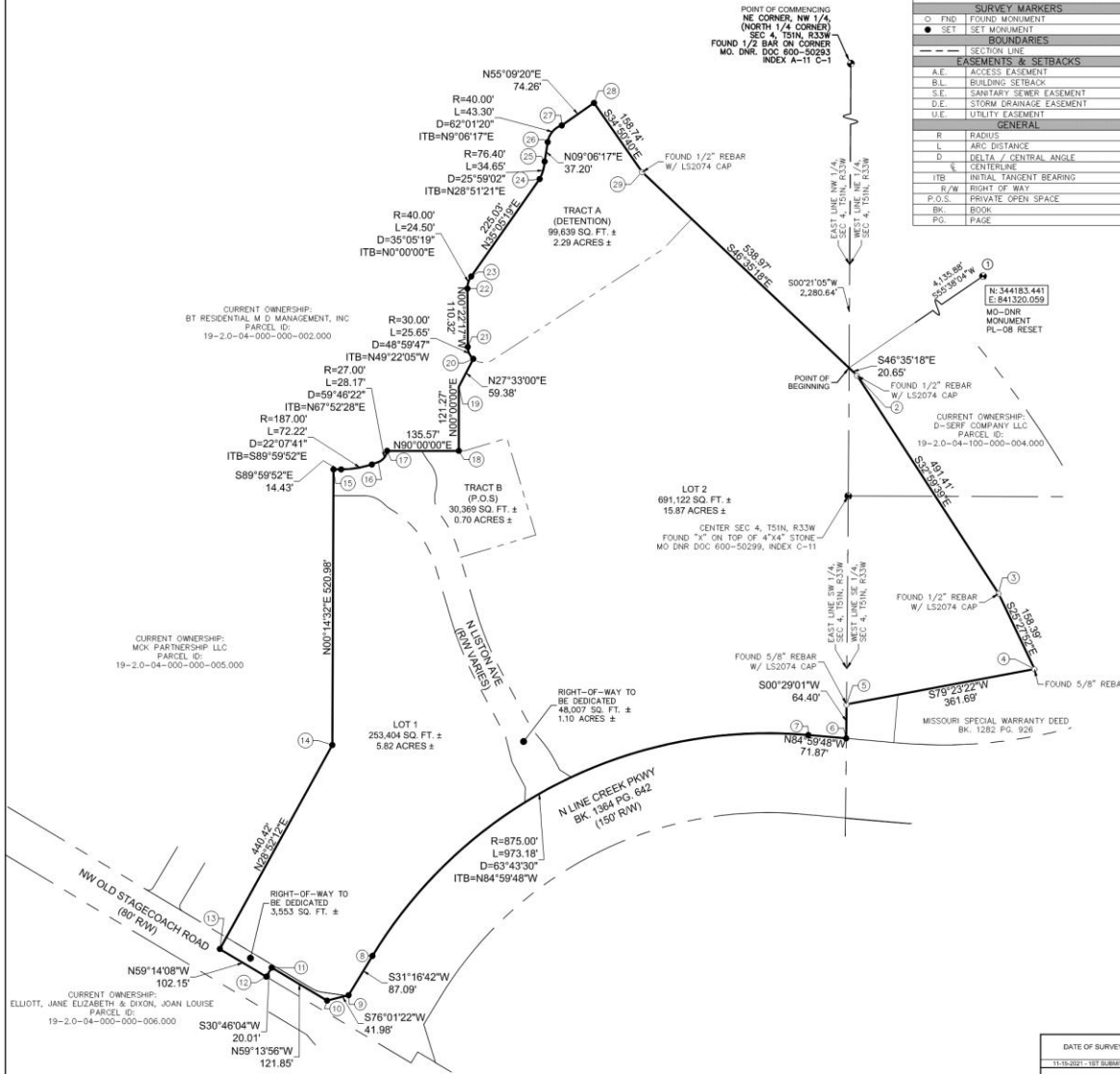
Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2020-00030

FINAL PLAT OF
TWIN CREEKS COTTAGES
NW 1/4, SW 1/4, NE 1/4, & SE 1/4, SEC 4 - T51 N. - R33 W.
KANSAS CITY, PLATTE COUNTY, MISSOURI



LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
A.E.	ACCESS EASEMENT
B.L.	BUILDING SETBACK
S.E.	SANITARY SEWER EASEMENT
D.E.	STORM DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
GENERAL	
R	RADIUS
L	ARC DISTANCE
Δ	DELTA / CENTRAL ANGLE
C	CENTERLINE
ITB	INITIAL TANGENT BEARING
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE
BK	BOOK
PG.	PAGE



Point Number	Old Easting	Old Northing	Old Easting
1	34483.441	841320.056	
2	343467.873	840284.110	
3	34324.863	840358.860	
4	343284.389	840388.423	
5	343278.070	840278.072	
6	343284.444	840278.068	
7	343284.354	840258.084	
8	343233.147	840004.862	
9	343214.483	839911.128	
10	343207.371	839978.704	
11	343188.370	839848.784	
12	343171.130	839804.874	
13	343137.058	839916.811	
14	343284.405	839891.732	
15	34344.336	839938.423	
16	34347.887	840028.370	
17	34344.050	840013.377	
18	34344.050	840014.838	
19	343481.013	840054.838	
20	343477.058	840053.007	
21	343433.577	840058.084	
22	343217.889	840058.800	
23	343284.389	840001.813	
24	343284.050	840013.340	
25	343284.780	840104.102	
26	343280.890	840105.897	
27	343284.863	840111.891	
28	34324.484	840132.866	
29	343284.780	840148.308	

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY THOMSON AFFINITY TITLE, AN AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 229498, REVISIONS NO. 1, DATED SEPTEMBER 8, 2021 AT 8:00 A.M.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-08 RESET" WITH A GRID FACTOR OF 0.9998959. ALL COORDINATES SHOWN ARE IN METERS.

THIS PLAT AND SURVEY OF TWIN CREEKS COTTAGES WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY THAT THE PLAT OF TWIN CREEKS COTTAGES SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366
JASON S. ROUDELUSH, MO PLS 2002014092
NOVEMBER 15, 2021
JROUDELUSH@OLSSON.COM

DATE OF SURVEY
11-15-2021 - 1ST SUBMITTAL

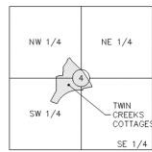
Drawn by: JSD
Reviewed by: JSD
Checked by: JSD
Approved by: JSD
Project no.: 6210188
File name: V:\PLAT_0210188.dwg

olsson
Olsson, Land Surveying - MO 286, 431, 114, MO Certificate of Authority 011802
1301 Burlington Street, Suite 100, North Kansas City, MO 64116
Fax: 816.381.1800 www.olsson.com

SHEET
1 of 4

USER: jhsdraft
 FILE: V:\PLAT_0210188.dwg
 DATE: Nov 15, 2021 2:20pm

DEVELOPER:
RED RIVER DEVELOPMENT
3333 WELLSBORO AVENUE, SUITE 300
DALLAS, TEXAS 75219
ATTN: STEVEN WATTS



LOCATION MAP:
SEC 4, T51 N, R33 W
(N.T.S.)

FINAL PLAT OF
TWIN CREEKS COTTAGES
NW 1/4, SW 1/4, NE1/4, & SE 1/4, SEC 4 - T51 N. - R33 W.
KANSAS CITY, PLATTE COUNTY, MISSOURI

SURVEYORS PROPERTY DESCRIPTION FROM:

A TRACT OF LAND IN THE NORTHWEST, SOUTHWEST, NORTHEAST, AND SOUTHEAST QUARTERS OF SECTION 4 TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, PLATTE COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUDEBUSH, P.L.S., 2020214092 AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 02°21'05" WEST ON THE EAST LINE OF SAID NORTHWEST QUARTER, 2,280.64 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE LEAVING SAID EAST LINE SOUTH 46°31'18" EAST, 20.65 FEET; THENCE SOUTH 32°59'39" EAST, 491.41 FEET; THENCE SOUTH 25°27'52" EAST, 158.39 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN MISSOURI SPECIAL WARRANTY DEED RECORDED IN BOOK 1282 AT PAGE 928 IN THE PLATTE COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 79°23'22" WEST ON SAID NORTH LINE, 361.69 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND ALSO BEING A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 09°29'01" WEST ON THE WEST LINE OF SAID TRACT OF LAND AND SAID EAST LINE, 64.40 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF NORTH LINE CREEK PARKWAY AS ESTABLISHED BY A SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2021017371 IN BOOK 1364 AT PAGE 642 IN SAID PLATTE COUNTY RECORDER OF DEEDS OFFICE; THENCE LEAVING SAID EAST LINE NORTH 84°59'48" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 71.57 FEET; THENCE SOUTHWESTERLY ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 875.00 FEET, A CENTRAL ANGLE OF 63°43'30" AND AN ARC DISTANCE OF 973.18 FEET; THENCE SOUTH 37°54'27" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 87.09 FEET; THENCE SOUTH 76°01'22" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 41.98 FEET; THENCE NORTH 59°13'56" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 121.85 FEET; THENCE SOUTH 30°46'04" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 20.01 FEET TO A POINT ON THE EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTHWEST OLD STAGECOACH ROAD AS NOW ESTABLISHED; THENCE NORTH 59°14'08" WEST ON SAID EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE, 102.15 FEET; THENCE LEAVING SAID EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE NORTH 28°52'12" EAST, 440.42 FEET; THENCE NORTH 09°43'32" EAST, 520.98 FEET; THENCE SOUTH 89°59'52" EAST, 14.43 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 22°07'41" AND AN ARC DISTANCE OF 72.23 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 27.00 FEET, A CENTRAL ANGLE OF 59°46'22" AND AN ARC DISTANCE OF 28.17 FEET; THENCE NORTH 00°43'32" EAST, 520.98 FEET; THENCE SOUTH 89°59'52" EAST, 14.43 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 22°07'41" AND AN ARC DISTANCE OF 72.23 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 49°22'05" WEST WITH A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 48°59'47" AND AN ARC DISTANCE OF 26.63 FEET; THENCE NORTH 02°21'17" WEST, 110.32 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 00°00'00" EAST WITH A RADIUS OF 45.40 FEET, A CENTRAL ANGLE OF 35°05'19" AND AN ARC DISTANCE OF 24.50 FEET; THENCE NORTH 35°05'19" EAST, 225.03 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 28°52'12" EAST WITH A RADIUS OF 76.40 FEET, A CENTRAL ANGLE OF 25°59'02" AND AN ARC DISTANCE OF 34.65 FEET; THENCE NORTH 09°06'17" EAST, 37.20 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 62°01'20" AND AN ARC DISTANCE OF 43.30 FEET; THENCE NORTH 50°09'20" EAST, 74.26 FEET; THENCE SOUTH 54°50'40" EAST, 158.74 FEET; THENCE SOUTH 46°31'18" EAST, 535.97 FEET TO THE POINT OF BEGINNING, CONTAINING 1,208.603 SQUARE FEET OR 27.75 ACRES, MORE OR LESS.

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

TWIN CREEKS COTTAGES

FLOODPLAIN:

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING) ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 2309550630, PLATTE COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

EASEMENT DEDICATION: AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT, NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERE TO WITHOUT A WAIVER FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

MAINTENANCE OF TRACTS: TRACT A IS TO BE USED FOR DETENTION AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO "COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES PLAT OF TWIN CREEKS COTTAGES" RECORDED SIMULTANEOUSLY WITH THIS PLAT.

RIGHT OF ENTRANCE: THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL, PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

STREET GRADES FOR A PORTION OF N LINE CREEK PARKWAY COULD NOT BE LOCATED VIA A SEARCH OF THE PLATTE COUNTY RECORDER OF DEEDS SITE.

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

STREET GRADES:

STREET GRADES FOR A PORTION OF N LINE CREEK PARKWAY COULD NOT BE LOCATED VIA A SEARCH OF THE PLATTE COUNTY RECORDER OF DEEDS SITE, HOWEVER THE 100 RIGHT-OF-WAY WAS DEEDED TO THE CITY VIA SPECIAL WARRANTY DEED INSTRUMENT NUMBER 2021017371 IN BOOK 1364 AT PAGE 642.

STREET GRADES FOR A PORTION OF NW OLD STAGECOACH ROAD COULD NOT BE LOCATED VIA A SEARCH OF THE PLATTE COUNTY RECORDER OF DEEDS SITE.

STREET GRADES WILL BE PROVIDED ONCE ENGINEERING PLANS ARE APPROVED.

N LISTON AVE:

GRADE POINT	ELEV.	DESC.	V.C.T.
00+00.00	000.00	START	
00+00	000.00	P.V.I.	000.00'
00+00.00	000.00	SAG	
00+00	000.00	P.V.I.	000.00'
00+00	000.00	END	

CITY COUNCIL:

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI BY ORDINANCE NO. _____ PASSED THIS _____ DAY OF _____ 2021.

QUINTON LUCAS
MAYOR

MARILYN SANDERS
CITY CLERK

PUBLIC WORKS:

MICHAEL J. SHAW
DIRECTOR OF PUBLIC WORKS

CITY PLAN COMMISSION:

APPROVED: _____

IN WITNESS WHEREOF:

RED RIVER DEVELOPMENT, A TEXAS LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ 2021.

RED RIVER DEVELOPMENT, A TEXAS LIMITED LIABILITY COMPANY

STEVEN WATTS MANAGING PARTNER

STATE OF _____
COUNTY OF _____ SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME STEVEN WATTS TO ME PERSONALLY AND BEFORE ME BY ME DULY SWORN, WHO SAID THAT HE IS MANAGING PARTNER OF RED RIVER DEVELOPMENT, A TEXAS LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CITY AND THAT SAID STEVEN WATTS, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID TEXAS LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF:

I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

THIS PLAT AND SURVEY OF TWIN CREEKS COTTAGES WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY THAT THE PLAT OF TWIN CREEKS COTTAGES SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2020214092
NOVEMBER 15, 2021
JROUDEBUSH@OLSSON.COM

FILED: F:\Users\jrodebu\OneDrive\Survey\Survey\Sheets\Final Plat\PLAT_2021011818.dwg USER: jrodebu DATE: Nov 15, 2021 2:20pm

DEVELOPER:
RED RIVER DEVELOPMENT
3333 WELLSBORO AVENUE, SUITE 300
DALLAS, TEXAS 75219
ATTN: STEVEN WATTS

DATE OF SURVEY
11-15-2021 - 18181818.dwg

Drawn by: JRS
Reviewed by: JRS
Checked by: JRS
Approved by: JRS
Prepared by: JRS
File name: V:\PLAT_2021011818.dwg

olsson
Olsson, Limited Surveying - MO 206, KS 14, MO Certificate of Authority 011002
1301 Burlington Street #100, North Kansas City, Missouri 64116
P.O. Box 118, North Kansas City, Missouri 64116
www.olsson.com

SHEET
4 of 4



File #: 220801

ORDINANCE NO. 220801

Vacating a 265 feet long alley in M1-5 zoning between 17th and 18th Streets and Central and Wyandotte Streets on about 0.92 acres generally located to the west of 220 W. 18th Street; and directing the City Clerk to record certain documents. (CD-ROW-2022-00006).

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 16th day of February, 2022, a petition was filed with the City Clerk of Kansas City by Brad Johnson for the vacation of the first north-south alley east of Central Street from the south right-of-way line of Seventeenth Street to the north right-of-way line of Eighteenth Street and adjacent to Lots 1 to 11, in Block 3, Goodrich Addition, and Lots 1 and 2, of a Replat OF Lots 12 - 15 and Lots 27 - 30, Block 3, Goodrich Addition, both being subdivisions of land in Kansas City, Jackson County, Missouri, said alley being 14.5 feet wide and 167 feet long per the Plat of Goodrich Addition, 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 the first north-south alley east of Central Street from the south right-of-way line of Seventeenth Street to the north right-of-way line of Eighteenth Street and adjacent to Lots 1 to 11, in Block 3, Goodrich Addition, and Lots 1 and 2, of a Replat OF Lots 12 - 15 and Lots 27 - 30, Block 3, Goodrich Addition, both being subdivisions of land in Kansas City, Jackson County, Missouri, said alley being 14.5 feet wide and 167 feet long per the Plat of Goodrich Addition, be and the same is hereby vacated. However, the City of Kansas City reserves an easement and the right to locate, construct and maintain (or to authorize any franchised utility to locate, construct and maintain) conduits, water, gas and sewer pipes, poles and wire, or any of them over, under, along and across the above-described property. The City of Kansas City shall have at all times the right to go upon the above-described property to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the above-described property in any manner as would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses, and specifically, there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) without first securing the written approval of the Director of Public Works, subject to the following conditions:

- (1) Should the applicant relocate the Evergy's facilities, service shall be re-established for streetlighting facilities currently receiving power from UFLID #220670 at the cost of the applicant.
- (2) The applicant shall retain all utility easements and protect facilities required by AT&T or relocate the facilities at the cost of the applicant.
- (3) The applicant shall retain all utility easements and protect facilities required by Evergy or relocate the facilities at the cost of the applicant.
- (4) The applicant shall relocate facilities owned by Spectrum Charter or relocate the facilities at the cost of the applicant.

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

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

STREET OR ALLEY VACATION

Ordinance Number **220801**

Ordinance Fact Sheet

Case No. CD-ROW-2022-00006

A request to approve a vacation of a 265 feet long alley in M1-5 zoning between 17th & 18th streets and Central & Wyandotte streets on about 0.92 acres generally located to the west of 220 w 18th street.

Details

Location: 0.92 acres of an alley in M1-5 zoning between 17th & 18th streets and Central & Wyandotte streets

Reason for Legislation: A request to approve a right-of-way vacation requires approval from city council.

The Commission recommended that this application be approved with conditions:

- 1) Should the applicant relocate the Evergy's facilities, service shall be re-established for streetlighting facilities currently receiving power from UFLID #220670 at the cost of the applicant.
- 2) The applicant shall retain all utility easements and protect facilities required by AT&T or relocate the facilities at the cost of the applicant.
- 3) The applicant shall retain all utility easements and protect facilities required by Evergy or relocate the facilities at the cost of the applicant.
- 4) The applicant shall relocate facilities owned by Spectrum Charter or relocate the facilities at the cost of the applicant.

See staff report for details.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	4 th District (Bunch, Shields)
Applicants / Proponents	<p>Applicant Brad Johnson Lathrop GPM LLP 2345 Grand Blvd, 2200 Kansas City, MO 64108</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against
Board or Commission Recommendation	<p>City Plan Commission (5-0) 09-06-2022 By Allender, Beasley, Crawl, Enders, Rojas</p> <p> <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken </p> <p> <input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions) </p>
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

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

Finances

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

Continued from Page 2

Fact Sheet Prepared By: **Date:** 09/12/2022
Jared Clements, AICP
Planner

Reviewed By: **Date:** 09/12/2022
Joe Rexwinkle, AICP
Division Manager
Development Management

Initial Application Filed: 02/16/2022
City Plan Commission: 09/02/2022
Revised Plans Filed: N/A

Reference Numbers:
Case No. CD-ROW-2022-00006



File #: 220802

ORDINANCE NO. 220802

Rezoning an area of about 2.5 acres generally located on the north side of E. 45th Street between Wabash Avenue on the east and Olive Street on the west from District R-2.5 to District UR and approving a residential development plan to allow for 101 unit multi-family residential development within eight buildings. (CD-CPC-2022-00086)

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-1347 rezoning an area of approximately 2.5 acres generally located on the north side of E. 45th Street between Wabash Avenue on the east and Olive Street on the west from District R-2.5 (Residential 2.5) to District UR (Urban Redevelopment) and approving a residential development plan to allow for 101 unit multi-family residential development within eight buildings, said section to read as follows:

Section 88-20A-1347. That an area legally described as:

Lots 45 to 70, both inclusive, Resurvey of Lots 3, 4, 5, 6, 11, 12, 13 and 14, Richwood, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

is hereby rezoned from District R-2.5 (Residential 2.5) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1347, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan (preliminary plat) for the area legally described same as above is hereby approved, subject to the following conditions:

1. The developer shall submit a street naming plan to the Development Management Division prior to issuance of a building permit. The street naming plan shall be approved prior to Mylar approval of the final plat.
2. The developer shall must submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

3. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.
4. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
5. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
6. The developer shall continue to work with staff to ensure that the building elevations, pedestrian connectivity and design meet the requirement of the Zoning and Development Code and the recommendations of the design guidelines of the Heart of the City Area Plan prior to City Council action.
7. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
8. All signage shall conform to 88-445 and shall require a sign permit prior to installation.

9. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
10. The turning radius for Fire Department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
11. Ensure that all Fire Department Connections (FDC) are within 100 feet of an operable fire hydrant. (IFC-2018 § 507.5.1.1)
12. As indicated on the plans, the developer shall pay a money-in-lieu of parkland dedication based upon the 2022 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
13. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
14. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
15. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
16. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
17. A full flow fire meter will be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
18. The developer shall submit an analysis by a registered professional engineer in Missouri to verify adequate capacity of the existing water mains to provide domestic and fire flow capacity. Depending on adequacy of the existing water mains water main improvements and associated extension plans may be required.
19. The developer shall submit fire hydrant relocation and/or installation plans meeting the 300' maximum spacing along the adjacent public roadways. Plans shall be prepared by a registered professional engineer in Missouri. They shall be submitted to the water main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations.

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

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

..end

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

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Senior Associate City Attorney

COMMUNITY PROJECT/REZONING

220802

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2022-00084 & 2020-00086

Brief Title

To amend the Hearth of the City Area Plan and to rezone about 2.5 acres from District R-2.5 to District UR to allow for 101 unit multi-family residential development.

Details

Location: 4423 Olive Street - Generally located on the north side of E. 45th Street between Wabash Avenue on the east and Olive Street on the west.

Reason for Legislation: Rezoning must be approved by City Council.

See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.

See attached City Plan Commission Disposition Letter for the Commission's recommended conditions (if any).

SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

- None

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP Director Department of City Planning & Development
Programs, Departments or Groups Affected	3rd District (Ellington & Robinson)
Applicants / Proponents	Applicant The Vecino Group City Department City Planning & Development Other
Opponents	Groups or Individuals None Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	City Plan Commission 5-0 (07/05/2022) By Baker, Beasley, Crawl, Rojas & Sadowski <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input checked="" type="checkbox"/> For, with revisions or conditions
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

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Fact Sheet Prepared By: Matthew Barnes Planner	Date: 9-8-2022	Initial Application Filed: 5-13-2022
Reviewed By: Joseph Rexwinkle	Date: 9-13-2022	City Plan Commission Action: 9-16-2022
		Revised Plans Filed: NO
		On Schedule: NO
		Off Schedule Reason: Waiting for revised plans
Reference Numbers: Case No. CD-CPC-2022-00084 Case No. CD-CPC-2022-00086		



File #: 220803

RESOLUTION NO. 220803

RESOLUTION - Amending the Heart of the City Area Plan, approved with Resolution No. 110159 on April 21, 2011, by changing the land use recommendation on a total of 2.6 acres generally located on the north side of E. 45th Street between Wabash Avenue on the east and Olive Street on the west, from residential urban low density to residential medium-high density land use designation. (CD-CPC-2022-00084).

WHEREAS, an application was submitted by The Vecino Group, to amend the Future Land Use Map of the Heart of the City Area Plan as it affects 2.6 acres generally located on the north side of E. 45th Street between Wabash Avenue on the east and Olive Street on the west, from residential urban low density to residential medium-high density land use designation; and

WHEREAS, the Council adopted the Heart of the City Area Plan through Resolution No. 110159, as amended on April 21, 2011, which Plan established guidelines and standards for future development and redevelopment of the plan area; and

WHEREAS, because of planning and other considerations, it has become necessary and desirable to make certain modifications to the land uses, guidelines and standards set forth in the Heart of the City Area Plan, specifically relating to 2.6 acres generally located on the north side of E. 45th Street between Wabash Avenue on the east and Olive Street on the west, from residential urban low density to residential medium-high density land use designation; and

WHEREAS, a legal notice of this matter was published on June 20, 2022, as required by law, and a public hearing was held by the City Plan Commission on July 5, 2022; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Heart of the City Area Plan is hereby amended for about 2.6 acres generally located on the north side of E. 45th Street between Wabash Avenue on the east and Olive Street on the west, from residential urban low density to residential medium-high density land use designation.

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

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

..end

COMMUNITY PROJECT/REZONING

220803

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2022-00084 & 2020-00086

Brief Title

To amend the Hearth of the City Area Plan and to rezone about 2.5 acres from District R-2.5 to District UR to allow for 101 unit multi-family residential development.

Details

Location: 4423 Olive Street - Generally located on the north side of E. 45th Street between Wabash Avenue on the east and Olive Street on the west.

Reason for Legislation: Rezoning must be approved by City Council.

See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.

See attached City Plan Commission Disposition Letter for the Commission's recommended conditions (if any).

SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

- None

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP Director Department of City Planning & Development
Programs, Departments or Groups Affected	3rd District (Ellington & Robinson)
Applicants / Proponents	Applicant The Vecino Group City Department City Planning & Development Other
Opponents	Groups or Individuals None Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	City Plan Commission 5-0 (07/05/2022) By Baker, Beasley, Crowl, Rojas & Sadowski <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input checked="" type="checkbox"/> For, with revisions or conditions
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

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Fact Sheet Prepared By: Matthew Barnes Planner	Date: 9-8-2022	Initial Application Filed: 5-13-2022
Reviewed By: Joseph Rexwinkle	Date: 9-13-2022	City Plan Commission Action: 9-16-2022
		Revised Plans Filed: NO
		On Schedule: NO
		Off Schedule Reason: Waiting for revised plans
Reference Numbers: Case No. CD-CPC-2022-00084 Case No. CD-CPC-2022-00086		



File #: 220804

ORDINANCE NO. 220804

Amending Chapter 88, the Zoning and Development Code, as it pertains to 88-130-03, Eligibility For D Zoning, by amending the eastern boundary from The Paseo to Woodland Avenue. (CD-CPC-2022-00146)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Code of Ordinances, is hereby amended by repealing Section 88-130-03, and enacting in lieu a new section of like number and title, with said new section to read as follows:

88-130-03 ELIGIBILITY FOR D ZONING

“D” zoning may be applied only within the area bounded by the Missouri River on the north or the North Kansas City/Kansas City city limits between the Missouri River and the Paseo Bridge on the north; the Kansas-Missouri state line on the west; 31st Street on the south; and Woodland Avenue on the east.

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

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

Secretary, City Plan Commission

Approved as to form and legality;

Sarah Baxter
Senior Associate City Attorney

COMMUNITY PROJECT/REZONING

220804

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2022-00146

Brief Title

Amending Chapter 88, the Zoning and Development Code, as it pertains to 88-130-03, Eligibility For Downtown Zoning by amending the eastern boundary from The Paseo to Woodland Avenue. (CD-CPC-2022-00146)

Details

Location: Citywide

Reason for Legislation: To amend Chapter 88, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning & Development Code periodic review.

See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.

- City Planning and Development is proposing a special purpose text amendment to correct a conflict between the Greater Downtown Area Plan (GDAP) and the Chapter 88 Zoning and Development Code.
- The GDAP illustrates that the boundary on the east is Woodland Avenue, not the Paseo. City staff is proposing to amend the Zoning and Development Code (Chapter 88) to correctly state that the eastern boundary is Woodland Avenue. The purpose of this text amendment is for the Zoning and Development Code to be in agreement with the Greater Downtown Area Plan.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	Citywide
Applicants / Proponents	Applicant
	City Department City Planning & Development Other
Opponents	Groups or Individuals N/A
	Basis of Opposition N/A
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	Reason Against
Board or Commission Recommendation	City Plan Commission (5-0) (09-06-2022) By (Allender, Beasley, Crowl, Enders, Hill, Rojas)
	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken
	<input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass
	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold
	<input type="checkbox"/> Do not pass

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Fact Sheet Prepared By: Andrew Clarke Staff Planner	Date: 09/08/2022		
Reviewed By: Joseph Rexwinkle Division Manager	Date: 09/12/2022	Initial Application Filed: 08-05-2022 City Plan Commission 09-06-2022 Action: Approval Revised Plans Filed: Yes On Schedule: Off Schedule Reason:	
Reference Numbers: Case No. CD-CPC-2022-00146			



File #: 220806

ORDINANCE NO. 220806

Approving the Westside Owner-Occupant Residential Property Chapter 353 Development Plan of Census Tract 153 generally bounded by Interstate 670 and W. 25th Street to the north, Broadway Boulevard, Southwest Boulevard, and Summit Street/Southwest Trafficway to the east, W. 31st Street to the south, and certain railroad tracks and the Kansas-Missouri state line to the west, all in Kansas City, Jackson County, Missouri; declaring the area included in such plan to be a blighted area; authorizing certain tax abatements within the plan area; authorizing the execution of a redevelopment agreement in connection with the foregoing; and directing the City Clerk to transmit copies of this ordinance.

WHEREAS, Westside Redevelopment Corporation, submitted to the City, via the Kansas City Chapter 353 Advisory Board (the "Board"), an application for the approval of a development plan which contemplated the redevelopment of Census Tract 153 generally bounded by Interstate 670 and W. 25th Street to the north, Broadway Boulevard, Southwest Boulevard, and Summit Street/Southwest Trafficway to the east, W. 31st Street to the south, and certain railroad tracks and the Kansas-Missouri state line to the west (the "Westside Owner-Occupant Residential Property Chapter 353 Development Plan"), which was prepared in accordance with Urban Redevelopment Corporations Law of the Revised Statutes of Missouri, as amended (the "Act") and Chapter 74, Code of Ordinances ("Chapter 74"), with such redevelopment to be undertaken by Westside Redevelopment Corporation, an urban redevelopment corporation organized under and pursuant to the Act; and

WHEREAS, the Westside Owner-Occupant Residential Property Chapter 353 Development Plan provides blight remediation, including remediation of nuisance and deteriorated property conditions, as well as a decrease in tax delinquency, while providing property tax relief to homeowners in a key area of the City where property tax increases over recent years threaten to displace local taxpaying homeowners; and

WHEREAS, the area covered by the Westside Owner-Occupant Residential Property Chapter 353 Development Plan has a substantial low-income population (greater than 20% of owner-occupants have incomes less than 45% of the Kansas City, Missouri median income), and the one-year increase in average assessed values from 2019 to 2020 for the owner-occupied homes in such area was greater than 100%; and

WHEREAS, review by the City Plan Commission was not required as implementation of the Westside Owner-Occupant Residential Property Chapter 353 Development Plan would not require any changes to the existing zoning and is otherwise in compliance with the Comprehensive Plan; and

WHEREAS, Westside Redevelopment Corporation has complied with all the requirements imposed upon it by the Act and Chapter 74, as adjusted by Ordinance No. 220662, authenticated as passed on August 11, 2022; and

WHEREAS, the Board held a public hearing on the Westside Owner-Occupant Residential Property Chapter 353 Development Plan; and

WHEREAS, the Board, after fully considering the Westside Owner-Occupant Residential Property Chapter 353 Development Plan and the documents submitted in connection therewith, transmitted its recommendation to the City Council; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Westside Owner-Occupant Residential Property Chapter 353 Development Plan, a copy of which is on file in the office of the City Clerk and which is attached hereto and incorporated herein by reference, is hereby approved subject to the execution of the development agreement authorized herein.

Section 2. That the area encompassed by the Westside Owner-Occupant Residential Property Chapter 353 Development Plan is a blighted area as defined by Section 353.020(2), RSMo, and the redevelopment thereof, pursuant to the approved Westside Owner-Occupant Residential Property Chapter 353 Development Plan, is necessary for the preservation of the public peace, prosperity, health, safety, morals and welfare.

Section 3. That the City Manager is authorized to execute a redevelopment agreement for purposes of implementing the Westside Owner-Occupant Residential Property Chapter 353 Development Plan as he shall determine proper and in such form as he shall determine appropriate.

Section 4. That upon execution of the redevelopment agreement Westside Redevelopment Corporation is granted such tax abatements as are provided for in the Westside Owner-Occupant Residential Property Chapter 353 Development Plan.

Section 5. All development rights granted under this ordinance shall expire if Westside Redevelopment Corporation has not acquired at least a property in the Westside Owner-Occupant Residential Property Chapter 353 Development Plan area by December 31, 2025.

Section 6. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Executive of Jackson County, Missouri.

..end

Approved as to form and legality:

Emalea Black
Assistant City Attorney

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

220806

**WESTSIDE OWNER-OCCUPANT RESIDENTIAL PROPERTY
CHAPTER 353 DEVELOPMENT PLAN**

KANSAS CITY, MISSOURI

SUBMITTED BY:

Westside Redevelopment Corporation
c/o Westside Housing Organization, Inc.
c/o Gloria Ortiz-Fisher, Executive Director
919 W. 24th Street
Kansas City, Missouri 64108

PREPARED BY:

Stinson LLP
1201 Walnut, Suite 2900
Kansas City, Missouri 64106

SUBMITTED TO:

City of Kansas City, Missouri

July 12, 2022

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I. INTRODUCTION

The following is a Development Plan prepared by Stinson LLP on behalf of Westside Redevelopment Corporation pursuant to the Urban Redevelopment Corporations Law, for the redevelopment of the property generally bounded by Interstate 670 and W. 25th Street to the north, Broadway Boulevard, Southwest Boulevard, and Summit Street/Southwest Trafficway to the east, W. 31st Street to the south, and certain railroad tracks and the Kansas-Missouri state line to the west in Kansas City, Missouri, and being Census Tract 153 (sometimes called the Westside neighborhood). Due to a number of blighting factors, the Development Area is considered a Blighted Area under the Urban Redevelopment Corporations Law. The purpose of this Plan is to offer property tax relief to homeowners by way of a community-controlled Chapter 353 Corporation, and thus spur local home and neighborhood improvements, in a key area of the City where property tax increases over recent years threaten to displace local taxpaying homeowners. The Development Area is contiguous.

This Plan provides for redevelopment of the Development Area, legally described on Exhibit 1 and depicted on Exhibit 2. There are no existing buildings within the Development Area that will necessarily need to be demolished or renovated in order to fulfill the aims of the Plan, and no traditional project costs are anticipated in connection with the Plan.

This Plan contemplates tax abatement for the Development Area pursuant to the Urban Redevelopment Corporations Law. With the development and economic impacts that will be achieved through the tax abatement as contemplated by the Plan, the blight in the Development Area will be remediated.

This Plan is necessary for the Development Area due to the following unique factors affecting the Westside neighborhood, which encompasses the Development Area:

(a) gentrification of this neighborhood has been more rapid and pervasive than in other areas of Kansas City, Missouri, (b) this gentrification has caused real property assessed values in the Westside neighborhood to rise to a level and at a pace that results in unsustainable real property taxes for lower-income residents, (c) many lower-income residents are from historically-disadvantaged groups and many new residents are from historically-advantaged groups, (d) many lower-income residents are older and have fixed incomes, (e) the Westside neighborhood is uniquely racially, ethnically, and economically diverse, (f) many new residents are attracted to the racial, ethnical, and economic diversity of the Westside neighborhood and support the Plan, (g) with the assistance provided by the Plan many residents who have lower incomes and are from historically-disadvantaged groups will be financially capable of remaining in their homes and in the Westside neighborhood, and (h) with the assistance provided by the Plan, the Westside neighborhood can remain a diverse neighborhood with individuals from differing backgrounds and with differing income levels.

From January, 2018 to January, 2020, the average increase in assessed values for owner-occupied homes in the Westside neighborhood was 128%, which was the highest for any neighborhood in Jackson County, and much higher than the average increase in Jackson County of 18%. In addition, over 25% of the owner-occupied homes in the Westside neighborhood have real property tax delinquencies. The Westside neighborhood is the only neighborhood in Jackson County with an average 2-year increase in assessed values for owner-occupied homes exceeding 115% and a real property tax delinquency rate for owner-occupied homes exceeding 25%.

II. DEFINITIONS

As used in this Plan, the following terms shall mean:

A. Area or Development Area. The Westside Development Area as legally described in Exhibit 1.

B. Blighted Area. Those portions of the City within which the City Council of the City determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration, have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes.

C. Board. Kansas City Chapter 353 Advisory Board.

D. City. The City of Kansas City, Missouri.

E. Code of Ordinances. Code of Ordinances of the City of Kansas City, Missouri, and any amendments thereto.

F. Comprehensive Plan. The comprehensive plan of the City.

G. Development Plan or Plan. The Westside Owner-Occupant Residential Property Chapter 353 Development Plan.

H. Developer. Westside Redevelopment Corporation and its successors and assigns.

I. Redevelopment. The clearance, replanning, reconstruction or rehabilitation of any Blighted Area, and the provision for such industrial, commercial, residential or public structures and spaces as may be appropriate, including recreational and other facilities incident or appurtenant thereto.

J. Urban Redevelopment Corporations Law. Chapter 353 of the Revised Statutes of Missouri, and any amendments thereto.

III. DEVELOPMENT PLAN OBJECTIVES

The objectives of this Plan are outlined below:

1. To eliminate the conditions that cause the Area to be a Blighted Area;
2. To encourage investment in home improvement and beautification of the

Area;

3. To mitigate the detrimental effects of rapidly increasing property taxes on the existing taxpaying homeowners of the Area, while simultaneously enhance the likelihood of taxpayer payment of back taxes.

4. To improve the viability of the area for residential and other uses and in so doing, to encourage future residential, commercial and retail development in the City, in harmony with the general character of the Area;

5. To attract new residents to the City, thereby increasing the City's tax base; and

6. To stimulate further residential and commercial investment in the community, with a resulting increase in employment opportunities and increased demand for services in the Area.

IV. PLAN IMPLEMENTATION

A. General Land Use. The Area is appropriately zoned for the Improvement Projects (defined below) and the uses of the Area as contemplated by the Plan would be in compliance with the Comprehensive Plan. It is not anticipated that any changes will need to be made to the streets or alleys in, adjoining or in the Area.

B. Redevelopment Project. Implementation of the tax abatement program as set forth in Article VI, below, and the Improvement Projects to be required of each participating owner-occupant thereunder, themselves constitute the project envisioned by the Plan. As such, the long-term aim of the Plan does not have discrete steps or stages. Because owner-occupant participation in the program will be completely voluntarily, as of the date of this Plan, there is also no specific schedule for acquisition of properties or new construction or renovations. The tax abatement program contemplated by this Plan is anticipated to both (i) relieve a portion of each participating

owner-occupant's property tax burden, thereby allowing such owner-occupant to undertake individual exterior home and property improvement projects (the "Improvement Projects"), and (ii) support and partially fund, for lower-income owner-occupants, Improvement Projects through Neighborhood Support Fees.

C. Property Acquisition; Eminent Domain. The Developer anticipates that each participating owner-occupant will convey fee title to his or her property to the Developer at the commencement of the tax abatement as further set forth in Article VI, below, to be conveyed back to such owner-occupant immediately. No property will be acquired by eminent domain.

D. Relocation Assistance Plan. The Plan does not contemplate relocation of businesses or residents in the Area, or the use of eminent domain. Therefore, no statutory relocation assistance obligations will be triggered as a result of this Plan. If such relocation assistance becomes necessary, the Developer will follow the provisions of Section 523.205 of the Revised Statutes of Missouri in accordance with the Relocation Assistance Plan attached as Exhibit 3.

E. Management Plan. Individuals proposed to be active in or associated with the management of the Plan during a period for at least one year from the date of the approval of the Plan are Gloria Ortiz-Fisher and Warren Adams-Leavitt. The registered agent of the Developer is Gloria Ortiz-Fisher, 919 W. 24th Street, Kansas City, Missouri 64108.

F. Assignment. The Plan and all rights thereto may be assigned as permitted under the Urban Redevelopment Corporations Law.

G. Affirmative Action Plan. Developer will refrain from any unlawful employment practice as presently defined in the Code of Ordinances of the City. Developer will not, and will contractually obligate its contractors to not, discriminate against any employee or applicant for

employment because of race, color, religion, ancestry or natural origin, sex disability, age or sexual orientation, in a manner prohibited by Chapter 38 of the City's Code of Ordinances.

H. Certificate of Good Standing. A certificate of good standing from the Missouri Secretary of State is attached hereto at Exhibit 7.

I. Articles of Incorporation. Articles of incorporation from the Missouri Secretary of State are attached hereto at Exhibit 8.

V. FINANCING PLAN

A. Projected Redevelopment Project Costs. Because implementation of the tax abatement program as set forth in Article VI, below, and the Improvement Projects themselves constitute the project envisioned by the Plan, there are no redevelopment project costs associated with the Plan other than costs associated with the Improvement Projects, as further described below.

VI. REQUESTED TAX ABATEMENT

The Developer requests a tax abatement structure for the Development Area that provides: (1) for a 100% property tax abatement for a period of 25 years for any participating owner-occupant in the Area from the date of the Conveyance (defined below), except on the basis of the assessed value of the land exclusive of improvements for the year prior to the Conveyance, for the first 10 years after the Conveyance; and (2) payments for neighborhood support, defined herein as "Neighborhood Support Fees", as more particularly set forth below.

Specifically, pursuant to the Urban Redevelopment Corporations Law and Section 353.110 RSMo., the Developer requests that such Development Area parcels, after each Conveyance, not be subject to assessment or payment of general ad valorem taxes imposed by the City of Kansas City, the State of Missouri or any political subdivision thereof, after the date upon which the

Developer, a redevelopment corporation established pursuant to Chapter 353, RSMo. acquires a Development Area parcel (the "Conveyance"). Developer further requests that the amount of such tax assessments not be increased during such period so long as such parcel or parcels of real property are owned by the Developer or its successors or assigns and used in accordance with this Plan.

Commencing upon January 1 of the calendar year following each Conveyance, and on January 1 of each year thereafter, each participating owner-occupant shall pay Neighborhood Support Fees attributable to its parcel of real property in the Development Area for each year following the Conveyance, as follows:

- A. Participating owner-occupants whose annual household income is under 27% of the Kansas City, Missouri median income¹ for the first 10 years would pay only taxes payable on the basis of assessed value of the land exclusive of improvements for the year prior to the Conveyance. For the next 15 years, such owner-occupants would pay an annual Neighborhood Support Fee of 2.65% of annual household income. As of the date of this Plan, there are roughly 55 owner-occupied homes in the Area with this income, representing about approximately 10% of all Westside owner-occupants.
- B. Participating owner-occupants whose annual household income is greater than 27% but less than 136% of the Kansas City, Missouri median income would pay an annual Neighborhood Support Fee equal to 2.65% of annual household income each year less any taxes payable on the basis of assessed value of the land exclusive of improvements. As of the date of this Plan, there are roughly 362 owner-occupied

¹As of the date of this Plan, \$55,134.

homes in the Area with this income, representing approximately 68% of all Westside owner-occupants.

- C. Participating owner-occupants whose annual household income is greater than 136% but less than 272% of the Kansas City, Missouri median income would pay an annual Neighborhood Support Fee for 7 years equal to 60% of what total property taxes would otherwise have been but for the abatement. For the next 18 years, such owner-occupants would pay an annual Neighborhood Support Fee in an amount equal to what total property taxes would otherwise have been but for the abatement. There are about 44 owner-occupied homes in the Westside with this income, representing approximately 8% of all Westside owner-occupants.

- D. Participating owner-occupants whose annual household income is greater than 272% of the Kansas City, Missouri median income would pay an annual Neighborhood Support Fee for 7 years equal to 90% of what total property taxes would otherwise have been but for the abatement. For the next 18 years, such owner-occupants would pay an annual Neighborhood Support Fee in an amount equal to what total property taxes would otherwise have been but for the abatement. There are about 68 owner-occupied homes in the Westside with this income, representing approximately 13% of all Westside owner-occupants.

During the life of the abatement, Developer proposes that each participating owner-occupant pay Neighborhood Support Fees during each year of abatement in the amounts set forth above. After a period totaling twenty-five (25) years, the Development Area parcels will be subject to assessment and payment of all ad valorem taxes, based on the full true value of such property. To qualify as a participating owner-occupant, the owner-occupant must either (i) show evidence

of an exterior Improvement Project within the preceding year with a value of \$1,000 or more, or (ii) agree to perform such an Improvement Project within the following three years. If the owner-occupied home has outstanding exterior code violations (whether cited by the City or not), the Improvement Project must involve abatement of outstanding exterior code violations, although not all outstanding exterior code violations must be abated for the owner-occupant to qualify as a participating owner-occupant. Developer shall document any outstanding code violations abated as part of any Improvement Project.

The Neighborhood Support Fees will be collected by Developer, and made available to Westside Housing Organization, Inc., a Missouri nonprofit corporation (an "Administering Agency"). The Neighborhood Support Fees shall be deposited by the Administering Agency into the "Neighborhood Support Account." Developer will enter into a contract with each participating owner-occupant setting forth the obligations of such owner-occupant as a participant in the Plan, including the payment of Neighborhood Support Fees and Developer's lien rights in connection with collection of Neighborhood Support Fees. The Administering Agency will annually report to the City Manager's Office the status of the implementation and operation of the Plan, including the following: (i) the revenue collected by Developer, including Neighborhood Support Fees, other Plan revenue, and private or charitable contributions, (ii) the amount of delinquent Neighborhood Support Fees, if any, (iii) the expenses paid by Developer, including subsidies for current and delinquent real property tax payments for low-income owner-occupants, subsidies for Improvement Project costs for low-income owner-occupants, and administrative costs for the Administering Agency, (iv) the reserve maintained by Developer, (v) the excess Neighborhood Support Fees, if any, paid to the taxing jurisdictions, and (vi) any other information reasonably requested by the City or the Board, which is not confidential or personally-identifying information.

The Administering Agency will respond to applications from lower-income owner-occupants (defined as owner-occupants whose annual household incomes are less than 45% of the Kansas City, Missouri median income) seeking financial assistance in paying for the Improvement Projects, annual property tax payments, and/or delinquent property tax payments. Depending on availability of funds in the Neighborhood Support Account, the Administering Agency would grant assistance on a sliding scale basis, with lower-income owner-occupants receiving a higher percentage of assistance. Abatement of outstanding exterior code violations (whether cited by the City or not) will be prioritized when granting subsidies for the Improvement Projects for lower-income owner-occupants.

After payment of all costs and expenses of the implementation of this Plan, including maintaining a reasonable reserve for future expenses, excess Neighborhood Support Fees will be paid to the taxing jurisdictions on a pro rata basis in proportion to the real property taxes such taxing jurisdictions would have received but for this Plan. Commencing after the seventh (7th) full calendar year following the adoption of this Plan, on an annual basis, if Developer determines that the amount of excess Neighborhood Support Fees paid to the taxing jurisdictions for the prior calendar year exceeds the sum of (i) all Neighborhood Support Fees collected from participating owner-occupants whose annual household income is greater than 272% of the Kansas City, Missouri median income for the prior calendar year, plus (ii) 50% of the total Neighborhood Support Fees collected from participating owner-occupants whose annual household income is greater than 136% but less than 272% of the Kansas City, Missouri median income for the prior calendar year, then Developer shall notify Kansas City, Missouri that all parcels owned by participating owner-occupants whose annual household income is greater than 272% of the Kansas City, Missouri median income will be subject to assessment and payment of all ad valorem taxes,

based on the full true value of such property thereafter, and such owner-occupants shall no longer be required to pay Neighborhood Support Fees thereafter.

In order to maintain eligibility for participation in the program and possible grants for Improvement Projects, an owner-occupant household would recertify its annual household income every two years, except that a subsequent owner-occupant would recertify immediately upon purchase of the home. Kansas City, Missouri median income shall be determined during each recertification based upon the most-recent available data. Owner-occupants who do not furnish information and documentation substantiating their annual household income will be deemed to have household income exceeding 272% of Kansas City, Missouri median income. Subsequent related owner-occupants (up to 3rd degree of consanguinity with prior owner-occupant) acquiring participating property from any owner-occupant would be deemed to remain in the same income category as the prior owner-occupant for the remainder of the abatement term. Neighborhood Support Fees will be used for the Hardship Reduction Tax Subsidy, the Home Repair Subsidy, staffing for the income certification and application process, calculation, billing, and collection of Neighborhood Support Fees, administering home repairs, referrals, inspections, and subsidies, and general administration costs, as generally set forth on the budget attached hereto as Exhibit 9. The amounts of the eligible costs and expenses shall not be limited to the estimated amounts set forth in such budget.

The Administering Agency would be entitled to a service fee derived from the Neighborhood Support Fees collected to cover actual costs, without added profit. Additional fees would be charged for administering agency application processing, deed recordation, plus a transfer fee equal to the greater of \$100 or 1% of annual income of transferee.

VII. EVIDENCE OF BLIGHT

As evidenced by the blight study and Redeveloper's Affidavit attached as Exhibit 5, the Development Area is a Blighted Area as defined in the Urban Redevelopment Corporations Law. No substantial development of the Development Area has occurred since the date of the said blight study, as referenced by the Redeveloper Affidavit attached as Exhibit 5. The Redeveloper's Affidavit is submitted to address matters specifically required by the definition of blight under the Urban Redevelopment Corporations Law and to evidence that no substantial development of the Development Area has occurred since the date of the aforementioned blight study. The factors discussed in Sections III.A and III.B of the blight study are no longer relevant due to the revised definition of Blighted Area as defined in the Urban Redevelopment Corporations Law, but the remainder of the blight study remains applicable to this determination.

VIII. TAX IMPACT STATEMENT

The amount of tax revenues estimated to be received by the affected taxing districts directly arising from the Plan during its life is shown on the tax impact analysis attached as Exhibit 4.

IX. REQUIRED NOTICES

The Developer shall cooperate with the City and provide such information as the City requires to ensure that all required notices of the Plan and related public hearings are provided in accordance with the Urban Redevelopment Corporations Law. The Developer will deliver a certification substantially in the form attached hereto as Exhibit 6.

X. WAIVERS

The Developer requests waivers relating to the following City requirements for submission of the Plan:

A. Notice to Recorded Property Interest Holders. The Developer requests a waiver of the requirement, pursuant to Section 74-3(a)(5) of the Code of Ordinances, that Developer notify any person or entity having a recorded property interest in the Development Area of the Plan, other than an owner of real property in the Development Area. The Developer will notify the following of the Plan: (1) each owner of improved real property in the Development Area at the address for such owner as reported by the Jackson County Assessment Department, and (2) each occupant and business in the Development Area at the address of such occupant or business. The Developer believes this waiver is appropriate because (i) the cost and expense of obtaining lien and encumbrance information for all parcels in the Development Area is excessive given the small number of parcels that will qualify for the Plan, and (ii) notifying owners of unimproved real property in the Development Area is costly and unnecessary given that these properties cannot qualify to participate in the Plan.

B. Prevailing Wage. The Developer requests a waiver of the requirement, pursuant to Section 74-3(a)(6) of the Code of Ordinances and as established by Sections 290.210 to 290.340, RSMo., that Developer pay or cause to be paid prevailing wages in connection with the Plan, to the extent applicable. The Developer does not believe that these requirements are applicable to the parcels and projects pursuant to the Plan because the only qualifying structures are owner-occupied houses.

C. MBE/WBE; Construction Employment. The Developer requests a waiver of the requirement, pursuant to Section 74-3(a)(7) of the Code of Ordinances and as contained in Section 3-421 to 3-469 of the Code of Ordinances, that Developer comply with the City's minority and women's business enterprise program, and the requirement, pursuant to Section 74-3(a)(7) of the Code of Ordinances and as contained in Section 3-501 to 3-525 of the Code of Ordinances, that

Developer comply with the City's construction employment program. The Plan calls for minor home improvements to owner-occupied houses, which minor home improvements will be coordinated and funded by each individual homeowner, such that compliance with these programs and confirmation of compliance would be administratively and financially infeasible for the homeowners and the Developer.

EXHIBIT 1

LEGAL DESCRIPTION OF DEVELOPMENT AREA

Census Tract 153:

Commencing at the intersection of Southwest Trafficway/Summit Street and West 31st Street, thence West along West 31st Street to Southwest Boulevard at the Kansas-Missouri state line, thence North along the Kansas-Missouri state line to West 25th Street, thence East along West 25th Street to railroad tracks running parallel to Allen Street, thence North along such railroad tracks to a point roughly equidistant between West 17th Street and Interstate 670, thence Southeast from such point to Beardsley Road, thence North along Beardsley Road to Interstate 670, thence East along Interstate 670 to Broadway Boulevard, thence South along Broadway Boulevard to Southwest Boulevard, thence Southwest along Southwest Boulevard to Summit Street, thence South along Summit Street and Southwest Trafficway/Summit Street to the point of beginning.

EXHIBIT 2

MAP OF DEVELOPMENT AREA

General Vicinity Map



EXHIBIT 3

RELOCATION ASSISTANCE PLAN REQUIREMENTS

1. Any public agency as defined in section 523.200 which is required, as a condition to the receipt of federal funds to give relocation assistance to any displaced person, is hereby authorized and directed to give similar relocation assistance to displaced persons when the property involved is being acquired for the same public purpose through the same procedures, and is being purchased solely through expenditure of state or local funds.

2. Any political subdivision, governmental entity, or corporation created under chapter 353, initiating condemnation proceedings which may necessitate displacement of persons, when such displacement is not subject to the provisions of the Federal Uniform Relocation and Real Property Acquisition Policies Act of 1970 (42 U.S.C. Sections 4601 to 4655, as amended) or subsection 1 of this section, shall establish by ordinance or rule a relocation policy which shall include, but not be limited to, the provisions and requirements of subsections 2 to 15 of this section, or in lieu thereof, such relocation policy shall contain provisions and requirements which are equivalent to the requirements of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. Sections 4601 to 4655, as amended).

3. As used in this section, the following terms shall mean:

(1) "Business", any lawful activity that is conducted:

(a) Primarily for the purchase, sale or use of personal or real property or for the manufacture, processing or marketing of products or commodities;

(b) Primarily for the sale of services to the public; or

(c) On a not-for-profit basis by any organization that has obtained an exemption from the payment of federal income taxes as provided in Section 501(c)(3) of Title 26, U.S.C., as amended, and veterans organizations;

(2) "Decent, safe and sanitary dwelling", a dwelling which meets applicable housing and occupancy codes. The dwelling shall:

(a) Be structurally sound, weathertight and in good repair;

(b) Contain a safe electrical wiring system;

(c) Contain an adequate heating system;

(d) Be adequate in size with respect to the number of rooms needed to accommodate the displaced person; and

(e) For a handicapped person, be free of any barriers which would preclude reasonable ingress, egress or use of the dwelling;

(3) "Handicapped person", any person who is deaf, legally blind or orthopedically disabled to the extent that acquisition of another residence presents a greater burden than other persons would encounter or to the extent that modifications to the replacement residence would be necessary;

(4) "Person", any individual, family, partnership, corporation, or association that has a legal right to occupy the property, including but not limited to month-to-month tenants.

4. Every urban redevelopment corporation acquiring property within a redevelopment area shall submit a relocation plan as part of the redevelopment plan.

5. Unless the property acquisition under the operation of chapter 99, chapter 100, or chapter 353 is subject to federal relocation standards or subsection 1 of this section, the relocation plan shall provide for the following:

(1) Payments to all eligible displaced persons, as defined in section 523.200, who occupied the property to be acquired for not less than ninety days prior to the initiation of negotiations who are required to vacate the premises;

(2) A program for identifying special needs of displaced persons with specific consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities and vacancy rates of affordable facilities;

(3) A program for providing proper and timely notice to all displaced persons, including a general description of their potential rights and benefits if they are displaced, their eligibility for relocation assistance, and the nature of that assistance. The notices required for compliance with this section are as follows:

(a) A general information notice that shall be issued at the approval and selection of a designated redeveloper and shall inform residential and nonresidential owners and occupants of a potential project, including the potential acquisition of the property;

(b) A notice of relocation eligibility that shall be issued as soon as feasible after the execution of the redevelopment agreement and shall inform residential and nonresidential occupants within the project area who will be displaced of their relocation assistance and nature of that assistance, including ninety days' advance notice of the date the occupants must vacate;

(4) A program for referrals of displaced persons with provisions for a minimum of three decent, safe and sanitary housing referrals for residential persons or suitable referral sites for displaced businesses, a minimum of ninety days' notice of referral sites for all displaced persons prior to the date such displaced persons are required to vacate the premises, and arrangements for transportation to inspect referral sites; and

(5) Every displaced person shall be given a ninety-day notice to vacate, prior to the date such displaced person is required to vacate the premises.

6. All displaced residential persons eligible for payments shall be provided with relocation payments based upon one of the following, at the option of the person:

- (1) A one thousand dollar fixed moving expense payment; or
- (2) Actual reasonable costs of relocation including, but not limited to, actual moving costs, utility deposits, key deposits, storage of personal property up to one month, utility transfer and connection fees and other initial rehousing deposits including first and last month's rent and security deposit. Such costs of relocation shall not include the cost of a replacement property or any capital improvements thereto.

7. All displaced businesses eligible for payments shall be provided with relocation payments based upon the following, at the option of the business:

- (1) A three thousand dollar fixed moving expense payment and up to an additional ten thousand dollars for reestablishment expenses. Reestablishment expenses are limited to costs incurred for physical improvements to the replacement property to accommodate the particular business at issue; or
- (2) Actual costs of moving including costs for packing, crating, disconnection, dismantling, reassembling and installing all personal equipment and costs for relettering similar signs and similar replacement stationery, and up to an additional ten thousand dollars for reestablishment expenses. Reestablishment expenses are limited to actual costs incurred for physical improvements to the replacement property to accommodate the particular business at issue.

8. If a displaced person demonstrates the need for an advance relocation payment, in order to avoid or reduce a hardship, the developer or public agency shall issue the payment subject to such safeguards as are appropriate to ensure that the objective of the payment is accomplished. Payment for a satisfactory claim shall be made within thirty days following receipt of sufficient documentation to support the claim. All claims for relocation payment shall be filed with the displacing agency within six months after:

- (1) For tenants, the date of displacement;
- (2) For owners, the date of displacement or the final payment for the acquisition of the real property, whichever is later.

9. Any displaced person, who is also the owner of the premises, may waive relocation payments as part of the negotiations for acquisition of the interest held by such person. Such waiver shall be in writing, shall disclose the person's knowledge of the provisions of this section and his entitlement to payment and shall be filed with the acquiring public agency. However, any such waiver shall not include a waiver of any notice provisions of this section, and a displaced person shall remain entitled to all of the provisions regarding programs which are contained in subdivisions (2) and (3) of subsection 5 of this section.

10. All persons eligible for relocation benefits shall be notified in writing of the availability of such relocation payments and assistance, with such notice to be given concurrently with the notice of referral sites as required in subdivision (4) of subsection 5 of this section.

11. Any urban redevelopment corporation, its assigns or transferees, which have been provided any assistance under the operation of chapter 99, chapter 100, chapter 353, or this chapter, with

land acquisition by the local governing body, shall be required to make a report to the local governing body or appropriate public agency which shall include, but not be limited to, the addresses of all occupied residential buildings and structures within the redevelopment area and the names and addresses of persons displaced by the redeveloper and specific relocation benefits provided to each person, as well as a sample notice provided to each person.

12. An urban redevelopment corporation which fails to comply with the relocation requirements provided in this section shall not be eligible for tax abatement as provided for in chapter 353.

13. The requirements set out in this section shall be considered minimum standards. In reviewing any proposed relocation plan under the operation of chapter 99, chapter 100, or chapter 353, the local governing body or public agency shall determine the adequacy of the proposal and may require additional elements to be provided.

14. Relocation assistance shall not be provided to any person who purposely resides or locates his business in a redevelopment area solely for the purpose of obtaining relocation benefits.

15. The provisions of sections 523.200 and 523.205 shall apply to land acquisitions under the operation of chapter 99, chapter 100, or chapter 353, filed for approval, approved or amended on or after August 31, 1991, and, as provided by subsection 2 of this section, any other land acquisition by a political subdivision or governmental entity through condemnation proceedings initiated after December 31, 2006.

EXHIBIT 4
TAX IMPACT ANALYSIS

[Attached]

EXHIBIT 5

REDEVELOPER'S AFFIDAVIT

STATE OF MISSOURI)
)
COUNTY OF JACKSON) SS.

Comes now, Gloria Ortiz-Fisher, and being duly first sworn, on her oath states:

1. That she is the Director of Westside Redevelopment Corporation (the "Redeveloper") and that she has personal knowledge of the property generally bounded by Interstate 670 and W. 25th Street to the north, Broadway Boulevard, Southwest Boulevard, and Summit Street/Southwest Trafficway to the east, W. 31st Street to the south, and certain railroad tracks and the Kansas-Missouri state line to the west in Kansas City, Missouri (the "Redevelopment Area") under the proposed Westside Owner-Occupant Residential Property Chapter 353 Development Plan (the "Redevelopment Plan").
2. There is evidence of blight as defined in Section 353.020(2) RSMo. within the Redevelopment Area based on the conditions identified by that blight study entitled Factual Evidence of Blight dated August 27, 2021, prepared by Student Team in UMKC Entrepreneurial Urban Development course, under supervision by Anthony Luppino, Professor of Law (excepting Sections III.A and III.B therein). The conditions reported in the aforementioned blight study are accurate and describe the state of the Redevelopment Area and its general vicinity at the time of said study.
3. The Redevelopment Area is an economic and social liability by reason of obsolescence and inadequate or outmoded design, and such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes.

THE ABOVE STATEMENTS REPRESENT TRUE AND ACCURATE ASSESSMENTS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

FURTHER, AFFIANT SAITH NAUGHT.

WESTSIDE REDEVELOPMENT CORPORATION

By: [Signature]
Print: Gloria Ortiz-Fisher
Title: Director

Subscribed in my presence and sworn to before me this 11 day of July, 2022.

My Commission Expires:
January 18, 2024

[Signature]
Notary Public

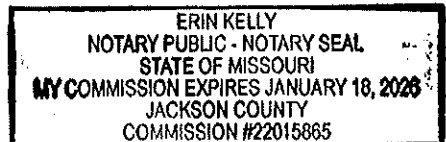


EXHIBIT 6

DEVELOPER'S CERTIFICATE

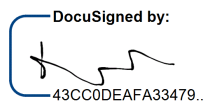
From: Westside Redevelopment Corporation ("Developer")
To: Kansas City Chapter 353 Advisory Board
Re: Westside Owner-Occupant Residential Property Chapter 353 Development Plan
Date: July 12, 2022

The undersigned certifies that she is the Director of Developer and that, in such capacity, the undersigned is authorized to execute and deliver this Developer's Certificate in the name and on behalf of Developer. The undersigned further certifies, pursuant to Section 74-3 of the City of Kansas City, Missouri ("City") Code of General Ordinances ("Ordinances") that:

1. Developer has given written notice of the Westside Owner-Occupant Residential Property Chapter 353 Development Plan (the "Development Plan") and a copy of the tax impact analysis to each political subdivision within the area encompassed by the Development Plan;
2. Developer has given written notice to each person or entity owning any improved real property in the project area and to each occupant and business in the project area at the address of such occupant or business within the area encompassed by the Development Plan;
3. As provided in the Development Plan, Developer has requested a waiver of any requirement that Developer notify any person or entity having a recorded property interest in the project area other than an improved real property owner;
4. As provided in the Development Plan, Developer has requested a waiver of any requirement for payment of prevailing wages as established by Sections 290.210 to 290.340, RSMo., to the extent applicable; and
5. As provided in the Development Plan, Developer has requested a waiver of any requirement to comply, with the requirements of city's minority and women's business enterprise program as contained within sections 3-421 to 3-469 of the Ordinances, and construction employment program as contained within sections 3-501 to 3-525 of the Ordinances, as the same may be amended and recodified from time-to-time.

IN WITNESS WHEREOF, the undersigned has executed and delivered this Developer's Certificate in the name and on behalf of Developer on and as of the date set forth above.

WESTSIDE REDEVELOPMENT CORPORATION

DocuSigned by:

43CC0DEAFA33479...

By: _____
Print: Gloria Ortiz-Fisher
Title: Director

EXHIBIT 7
CERTIFICATE OF GOOD STANDING

[Attached]

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CORPORATION DIVISION
CERTIFICATE OF GOOD STANDING

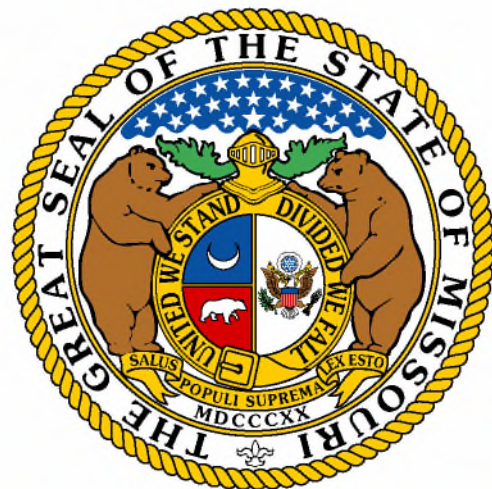
I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, do hereby certify that the records in my office and in my care and custody reveal that

WESTSIDE REDEVELOPMENT CORPORATION
00222489

was created under the laws of this State on the 24th day of July, 1980, and is in good standing, having fully complied with all requirements of this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 11th day of July, 2022.


Secretary of State



Certification Number: CERT-07112022-0107

EXHIBIT 8

ARTICLES OF INCORPORATION

[Attached]

ARTICLES OF INCORPORATION
OF THE
WESTSIDE REDEVELOPMENT CORPORATION
UNDER THE
MISSOURI URBAN REDEVELOPMENT CORPORATIONS LAW

HONORABLE JAMES C. KIRKPATRICK
SECRETARY OF STATE
STATE OF MISSOURI
JEFFERSON CITY, MISSOURI 65101

The undersigned natural persons of the age of eighteen years or more for the purpose of forming a corporation under the Urban Redevelopment Law of Missouri adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation is: Westside Redevelopment Corporation.

ARTICLE II

The purposes for which the corporation is formed are to acquire, construct, maintain and operate a redevelopment project or redevelopment projects in accordance with the provisions of the Urban Redevelopment Corporations Law of Missouri, Chapter 353 of the Missouri code.

ARTICLE III

The aggregate amount of the capital stock of the corporation shall be \$30,000.00, consisting solely of common stock. There are no preferences, qualifications, limitations, restrictions, and no special or relative rights, including convertible rights, in respect to the shares.

ARTICLE IV

The aggregate number of shares which the corporation shall have authority to issue, and of which the capital shall consist shall be 30,000 shares of common stock having a par value of One Dollar (\$1.00) per share.

ARTICLE V

The initial registered office of the corporation in the State of Missouri, and its principal business office, shall be located

at 919 West 24th Street, Kansas City, Missouri, 64108. The name of its initial registered agent at said address is Mr. Robin Fate.

ARTICLE VI

The corporation shall have a duration of ninety-nine years.

ARTICLE VII

The initial Board of Directors shall consist of five persons to be elected annually by the shareholders.

ARTICLE VIII

The names and post office addresses of the members of the initial Board of Directors are:

<u>Name</u>	<u>Address</u>	<u>City</u>	<u>State</u>
Viola Collins	1816 Jefferson	Kansas City,	Missouri
Frances Griffin	3012 Holly	Kansas City,	Missouri
Robert Hernandez	2107 Holly	Kansas City,	Missouri
Helen Tamayo	2312 Holly	Kansas City,	Missouri
James White	915 West 17th St.	Kansas City,	Missouri

ARTICLE IX

The names and post office addresses of the subscribers to these Articles of Incorporation are:

<u>Name</u>	<u>Address</u>	<u>City</u>	<u>State</u>
Robin Fate	1663 Belleview	Kansas City,	Missouri
Fred Jaben	4908 Brookside	Kansas City,	Missouri
James White	915 West 17th St.	Kansas City,	Missouri

ARTICLE X

In the event that income debenture certificates are issued by the corporation, the owners thereof shall have the same right to vote as they would have if possessed of certificates of stock of the amount and par value of the income debenture certificates held by them. Any such income debenture certificates of the corporation may be retired as and when there shall be funds available in the treasury of the corporation from the receipt of amortization or sinking fund in installments for that purpose. Interest shall not be paid by the corporation upon such income debenture certificates or upon any bonded or other debt of the corporation in excess of nine percent per annum. Provided, however, that this limitation shall not apply to other debt of the corporation.

No interest shall be paid by the corporation on its income debentures, if any, and no dividends on its stock during any dividend year shall be paid by the corporation unless there shall exist at the time of such payment no default under any amortization requirements with respect to indebtedness, nor unless all accrued interest, taxes, and other public charges shall have been duly paid or reserves set up for the payment thereof, and adequate reserves provided for depreciation, obsolescence, and other proper reserves.

ARTICLE XI

The corporation has been organized to serve a public purpose. All real estate acquired by the corporation and all structures erected by it shall be acquired for the purpose of promoting the public health, safety and welfare. The stockholders of the corporation shall when they subscribe to and receive the stock thereof, agree that the net earnings of the corporation shall be limited to an amount not to exceed eight percent per annum of the cost to the corporation of the redevelopment project including the cost of the land, or the balances of such cost as reduced by amortization payments.

However, the net earnings derived from any redevelopment project shall in no event exceed a sum equal to eight percent per annum upon the entire cost thereof. Such net earnings shall be computed after deducting from gross earning the following:

- (a) All costs and expenses of maintenance and operation;
- (b) Amounts paid for taxes, assessments, insurance premiums and other similar charges; and
- (c) An annual amount sufficient to amortize the cost of the entire project at the end of the period which shall be not more than sixty years from the date of completion of the project.

When so authorized by the City Council of Kansas City, any surplus earnings in excess of the rate of net earnings permitted by the Urban Redevelopment Law of Missouri may be held by the corporation as a reserve for maintenance of such rate of return in the future and may be used by the corporation to offset any deficiency in such rate of return which may have occurred in prior years; or may be used to accelerate the amortization payments; or for the enlargement of the project; or for reduction of rentals therein; provided, that any excess of such surplus earnings remaining at the termination of the tax relief period granted pursuant to Section 353.110 of the Revised Statutes of Missouri, (1959), shall be turned over by the corporation to Kansas City.

ARTICLE XII

The corporation is organized for the purpose of clearance, replanning, reconstruction and rehabilitation of blighted areas, and the construction of such industrial, commercial, residential or public structures as may be appropriate, including provisions for recreational and other facilities incidental or appurtenant thereto.

ARTICLE XIII

The Board of Directors is authorized to make, alter or repeal the By-laws of the corporation.

ARTICLE XIV

The number of shares of common capital stock to be issued before the corporation shall commence business, the consideration to be paid therefor, and the capital with which the corporation will commence business are as follows:

<u>Number of Shares</u>	<u>Consideration to be Paid</u>	<u>Par Value</u>
500	\$500.00	\$500.00

The corporation will not commence business until consideration of the value of at least Five Hundred Dollars (\$500.00) has been received for the issuance of shares.

ARTICLE XV

Each holder of common stock in the corporation shall have pre-emptive rights in all additional stock of this corporation having voting rights (other than conditional or qualified voting rights) issued by the corporation, whenever issued, whether the issuance be of stock presently authorized or of stock hereafter authorized, and such rights shall be exercisable within the time specified, and at a price per share, to be fixed by the Board of Directors, but such price in no event shall be less than the par value of each share issued.

ARTICLE XVI

No contract or other transaction between this corporation and any other firm or corporation shall be affected or invalidated by reason of the fact that any of the directors or officers of this corporation are interested in or are members, shareholders, directors or officers of such other firm or corporation; and any director or officer of this corporation may be a party to or may be interested in any contract or transaction of this corporation or



STATE of MISSOURI
JAMES C. KIRKPATRICK, Secretary of State

Corporation Division

Certificate of Incorporation

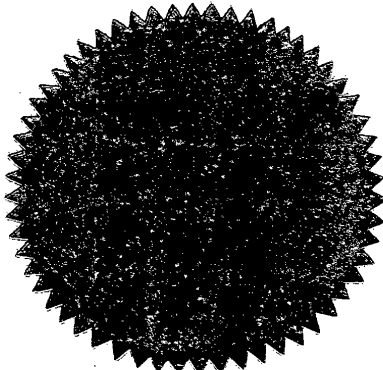
WHEREAS, duplicate originals of Articles of Incorporation of WESTSIDE REDEVELOPMENT CORPORATION

have been received and filed in the office of the Secretary of State, which Articles, in all respects, comply with the requirements of The URBAN REDEVELOPMENT Corporation Law:

NOW, THEREFORE, I, JAMES C. KIRKPATRICK, Secretary of State of the State of Missouri, by virtue of the authority vested in me by law, do hereby certify and declare WESTSIDE REDEVELOPMENT CORPORATION

a body corporate, duly organized this day and that it is entitled to all rights and privileges granted corporations organized under The URBAN REDEVELOPMENT Corporation Law; that the address of its initial Registered Office in Missouri is

919 WEST 24TH STREET KANSAS CITY 64108; that its period of existence is 99 YEARS; and that the amount of its Authorized Shares is 30,000 common @ \$1.00 par



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the GREAT SEAL of the State of Missouri, at the City of Jefferson, this 24th day of JULY, 1980

James Kirkpatrick Secretary of State

RECEIVED OF: WESTSIDE REDEVELOPMENT CORPORATION Fifty-three and no/100 Dollars, \$53.00 For Credit of General Revenue Fund, on Account of Incorporation Tax and Fee.

No. 00222489

James Kirkpatrick Secretary of State

EXHIBIT 9

BUDGET

[Attached]



File #: 220717

ORDINANCE NO. 220717

Approving the petition to establish the Freight House Community Improvement District; establishing the Freight House Community Improvement District generally located at W. 22nd Street and Main Street in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

Section 2. That the District is hereby established for the purposes set forth in the petition, which the District shall have all the powers and authority authorized by the petition, the Act, and by law, and shall continue to exist for a period of twenty (20) years, unless extended pursuant to Section 67.1481.6, RSMo and Section 74-302 of the Kansas City Code of Ordinances.

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

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

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

..end

Approved as to form and legality:

Eluard Alegre
Associate City Attorney

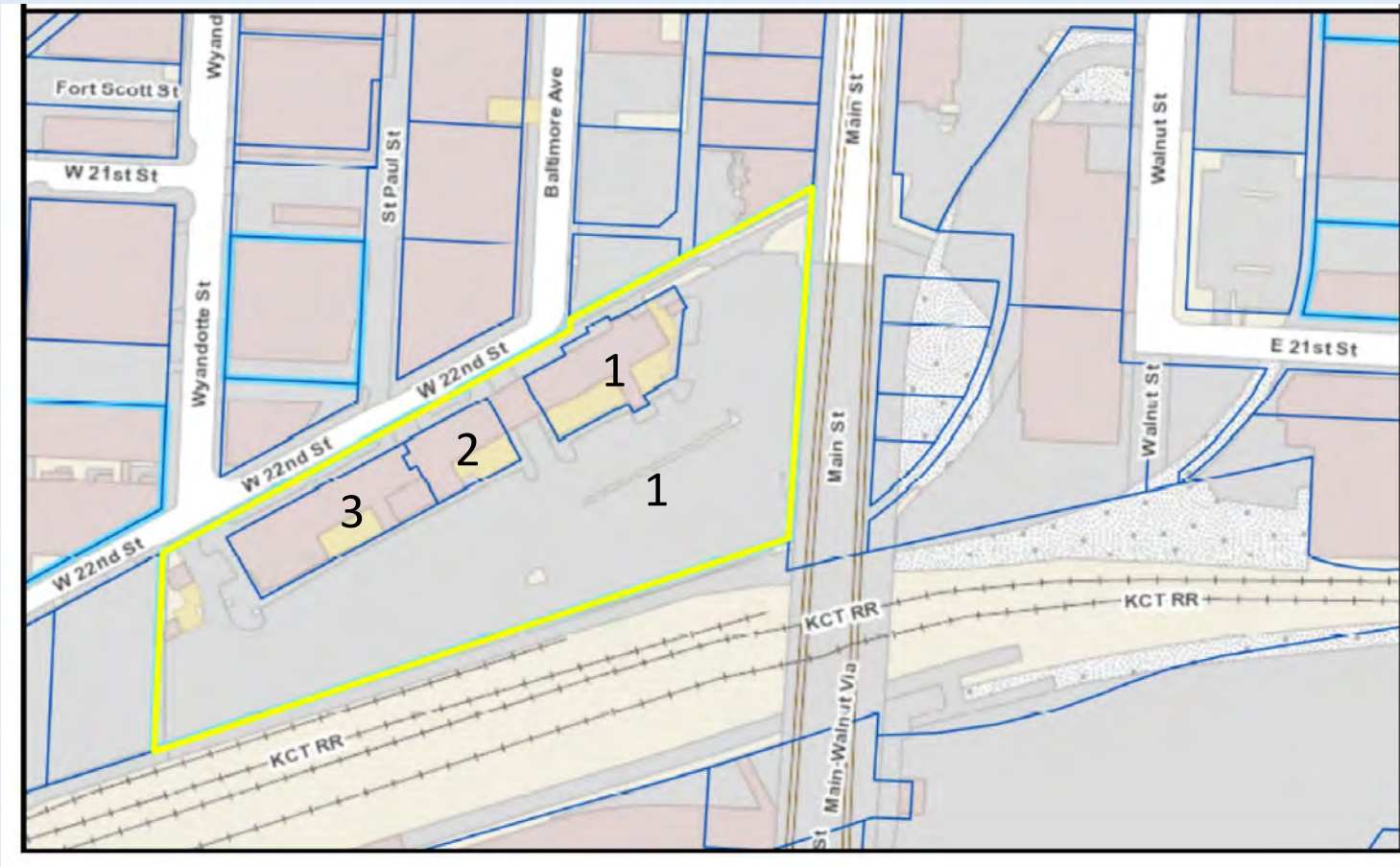
Freight House CID Ordinance 220717

A request to approve the petition to create the Freight House Community Improvement District south of W. 22nd Street between Wyandotte Street and Main Street.



**Neighborhood Planning and Development Committee
September 21, 2022**

Freight House CID



Map #	Owner	Restaurant
1	Lidias Freight House LLC	Lidia's
2	Vienna Group LLC	Grünauer
3	J-Dor Real Estate LLC	Jack Stack Barbecue

Freight House CID

Looking northwest from Main Street



Jack Stack
Barbecue

Grünauer

Lidia's

Looking west from Main Street



Looking east from Freight House Pedestrian Bridge



W. 22nd Street North Side of Jack Stack



W. 22nd Street North Side of Lidia's and Grünauer



W. 22nd Street North Side of Lidia's



W. 22nd Street Looking west at Lidia's



View From Main Street to Southwest



District Purpose & Services

District Services

- First Friday and special event security
- Pedestrian Way and Parking Lot maintenance
- Public Area Landscaping, Lighting and maintenance
- Curate & Commission Public Art
- District marketing and CID administrative expenses

Capital Improvements

- Landscaping and site improvements e.g. Drainage Improvements
- District lighting
- Pedestrian walkway improvements e.g. Sidewalks
- New signage and wayfinding



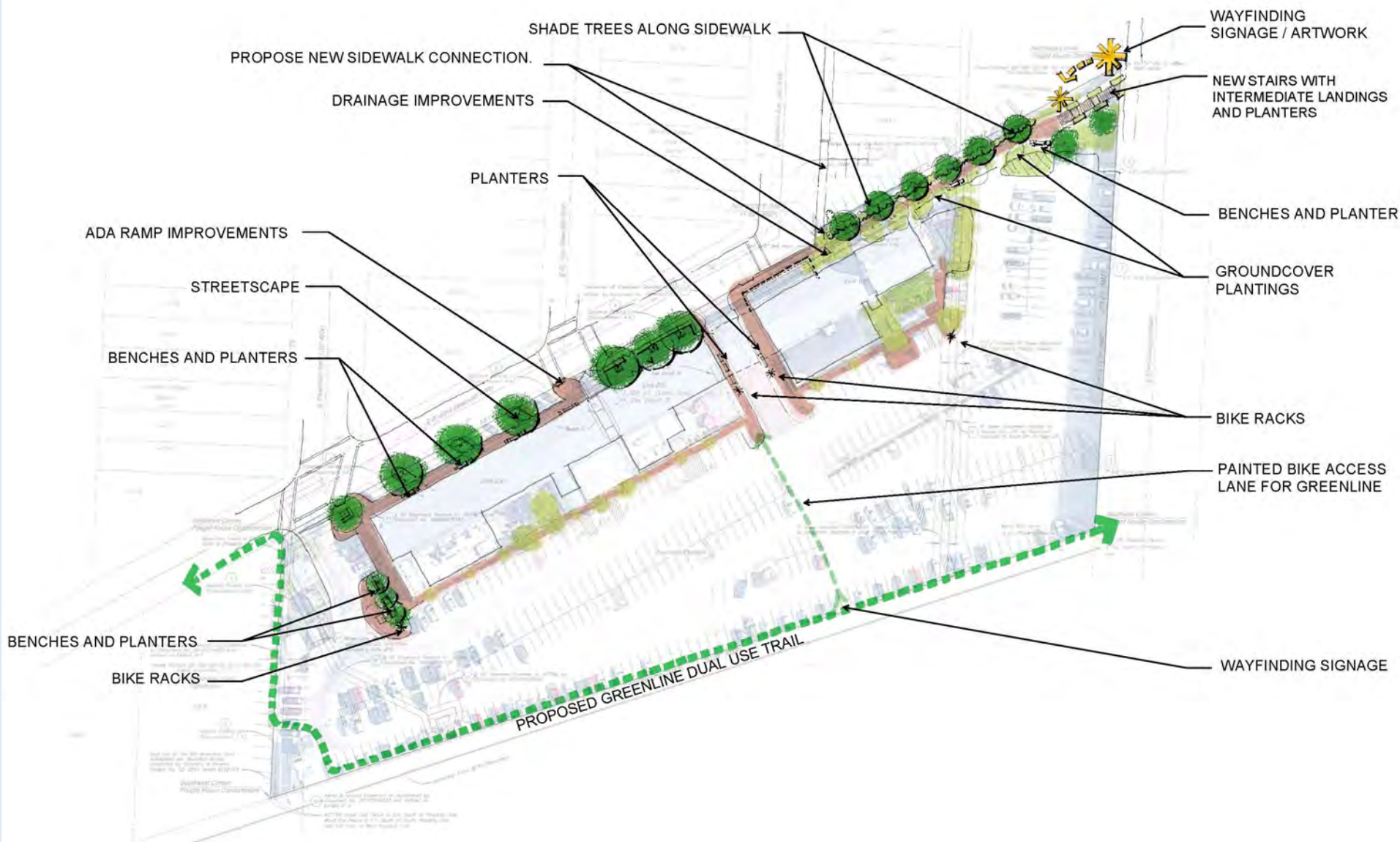
First Fridays



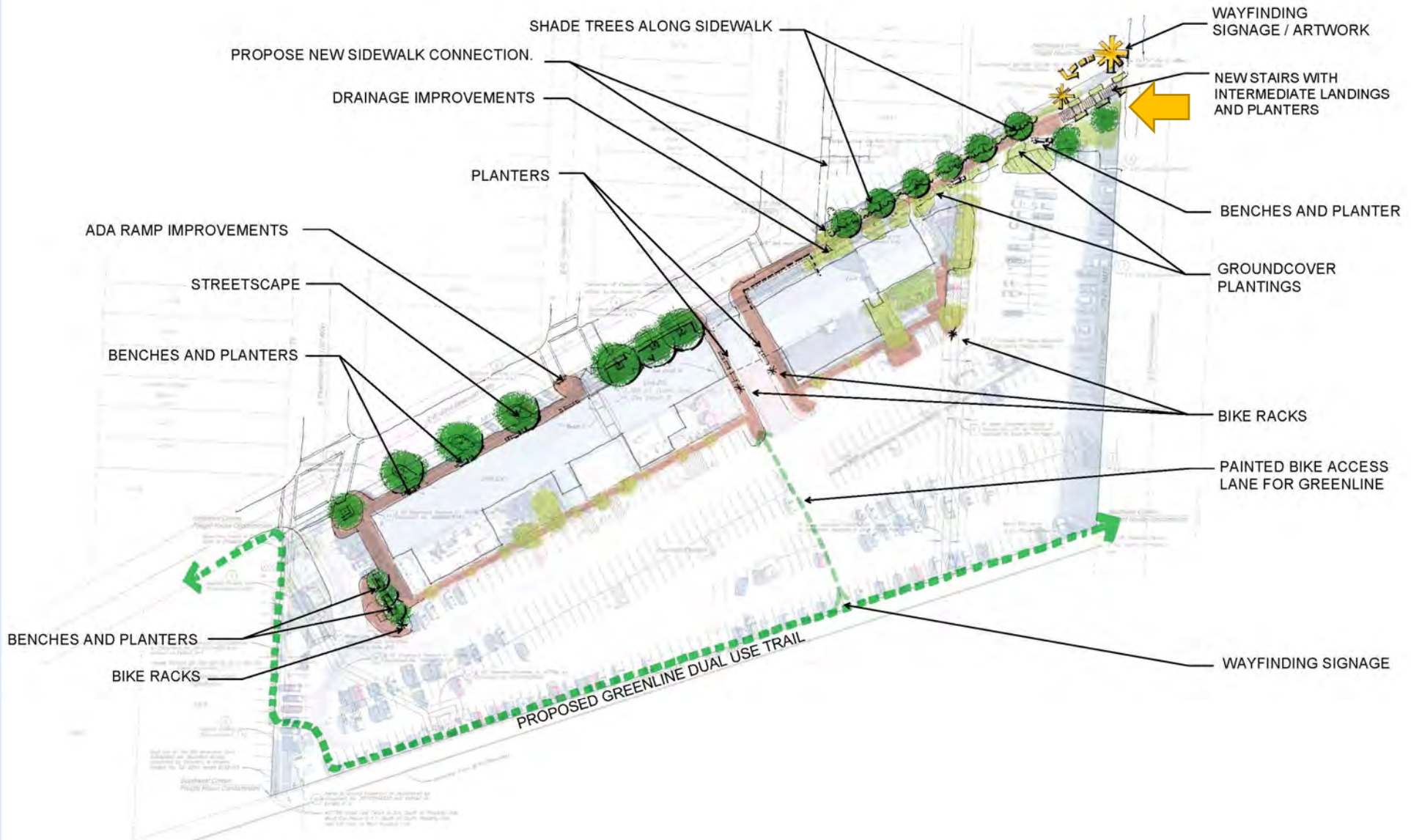
District will:

- Provide Security
- Enhanced Pedestrian Useability
- Better Lighting
- Enhanced and Safe Public Experience

Site Plan



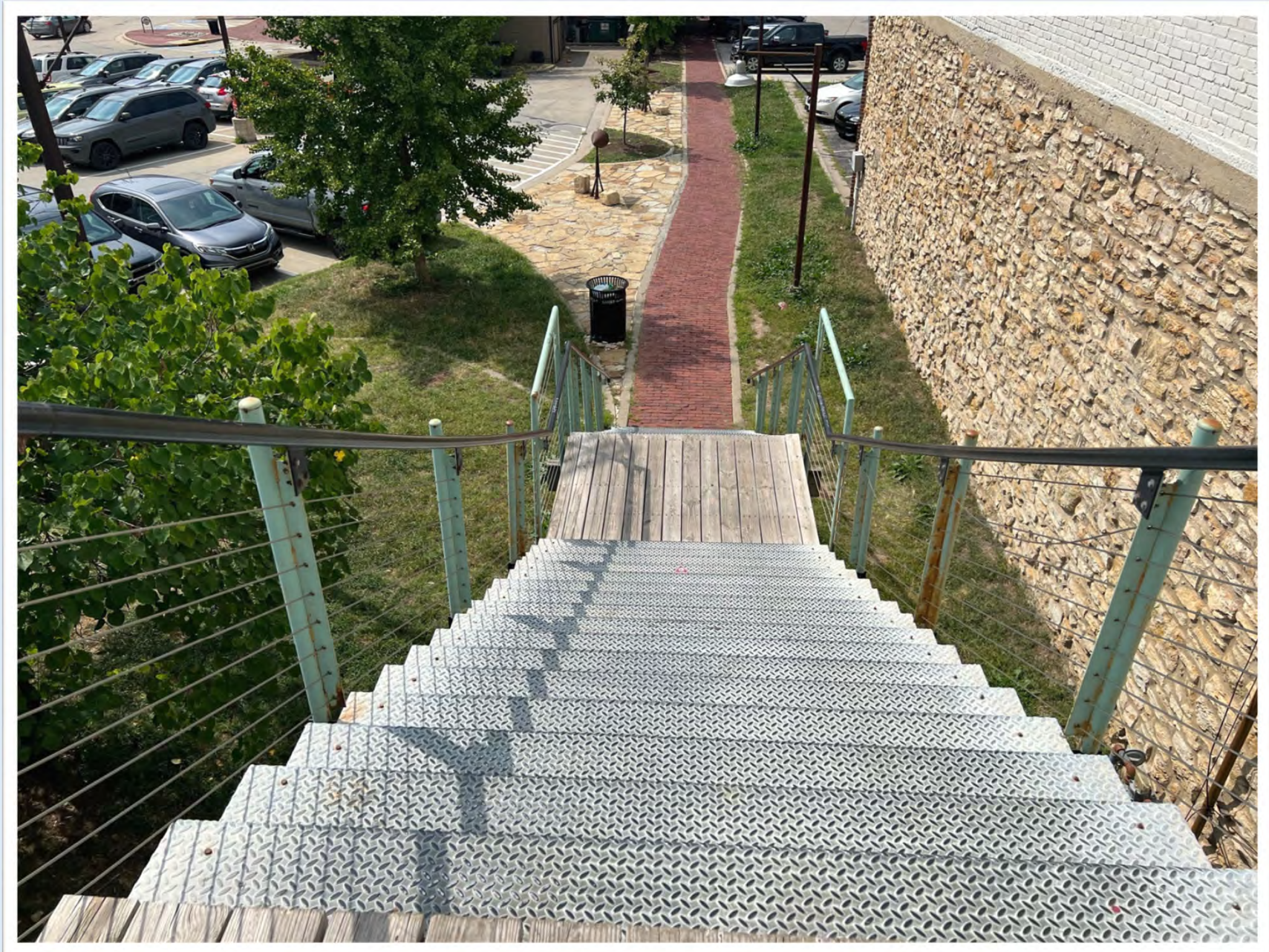
Main Street Pedestrian Connection



Existing Pedestrian Connection to Main Street



Existing Pedestrian Connection to Main Street



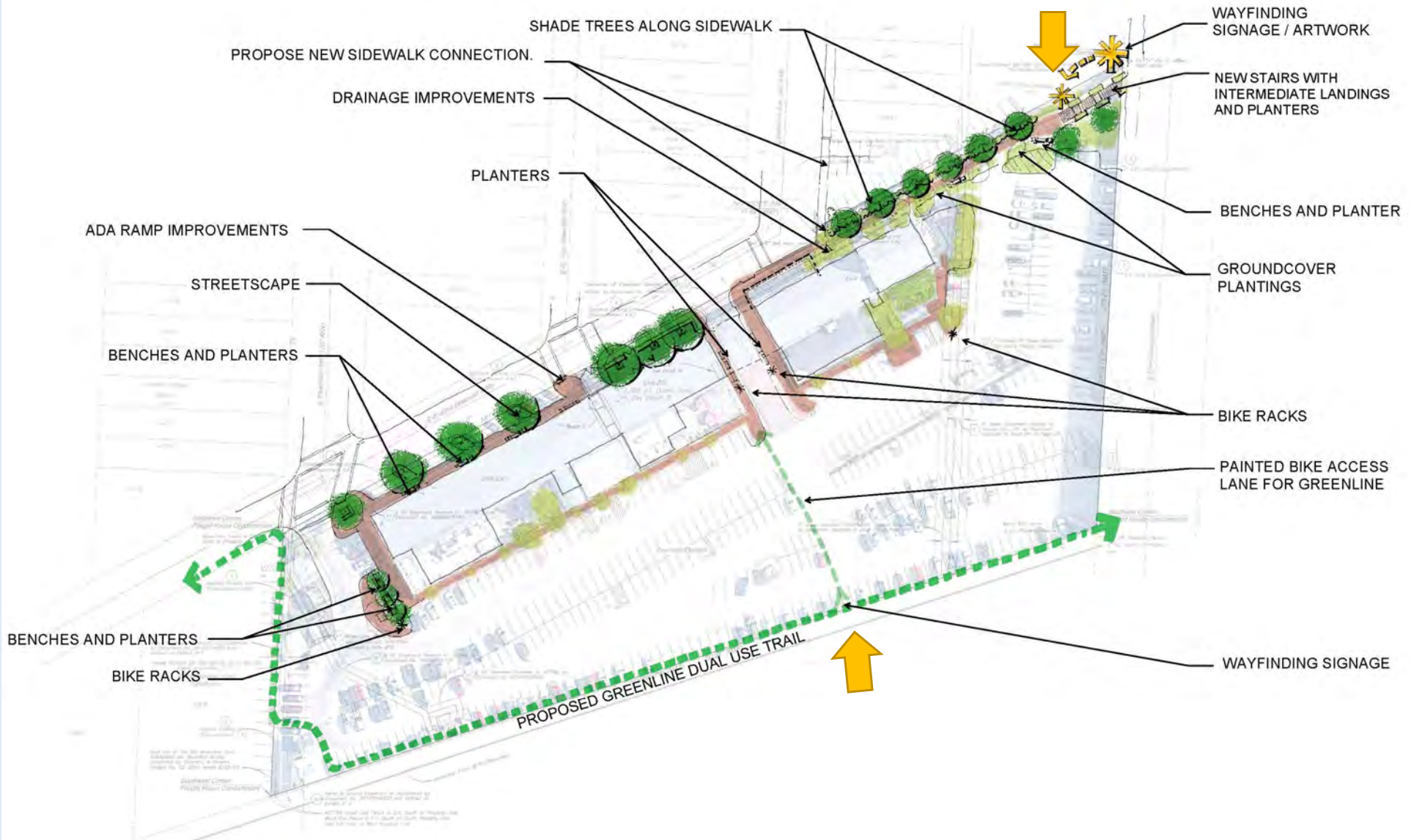
Existing Pedestrian Connections to Main Street



Connection to Main Street Concept



Wayfinding Signage

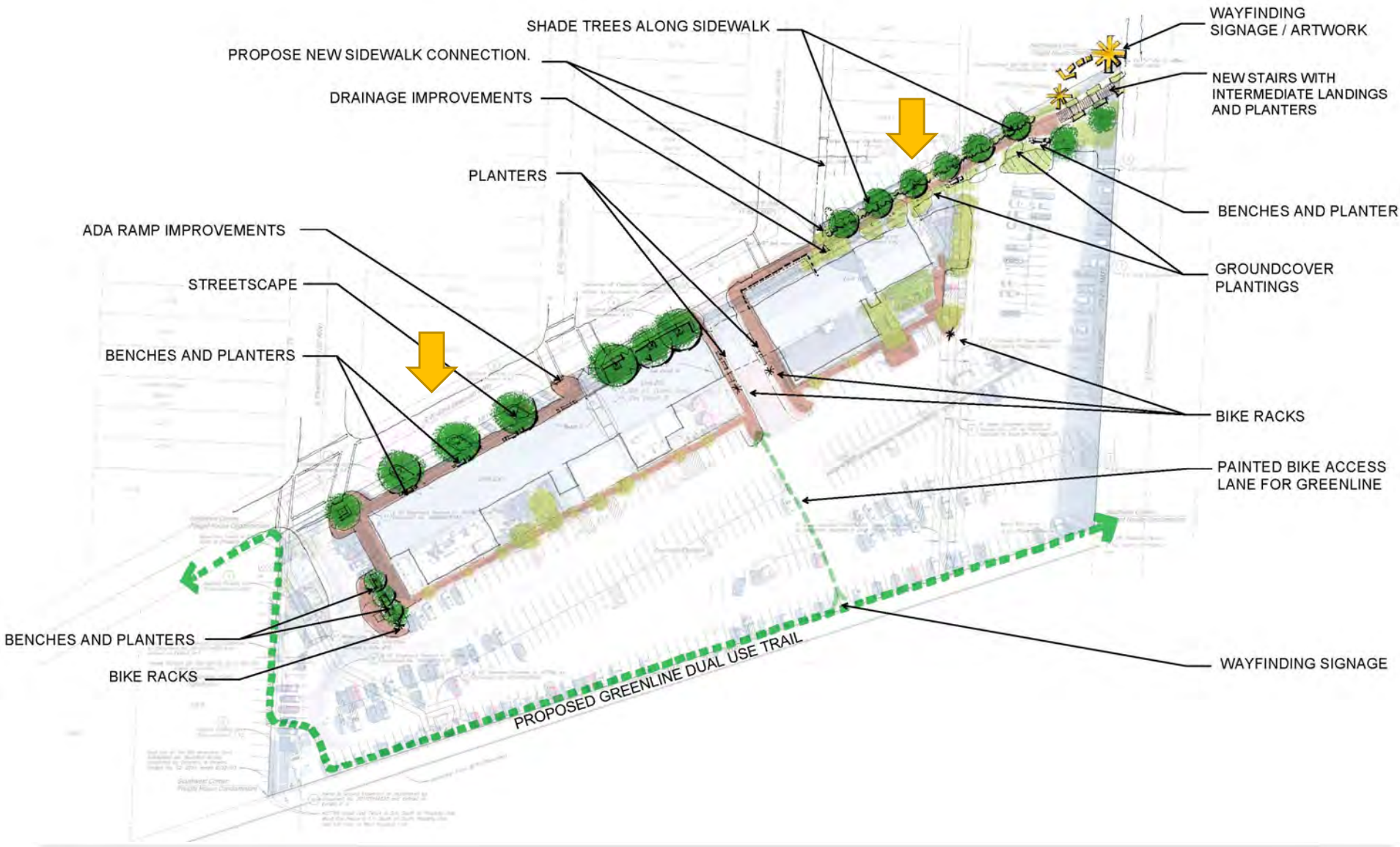


Wayfinding Signage Concepts

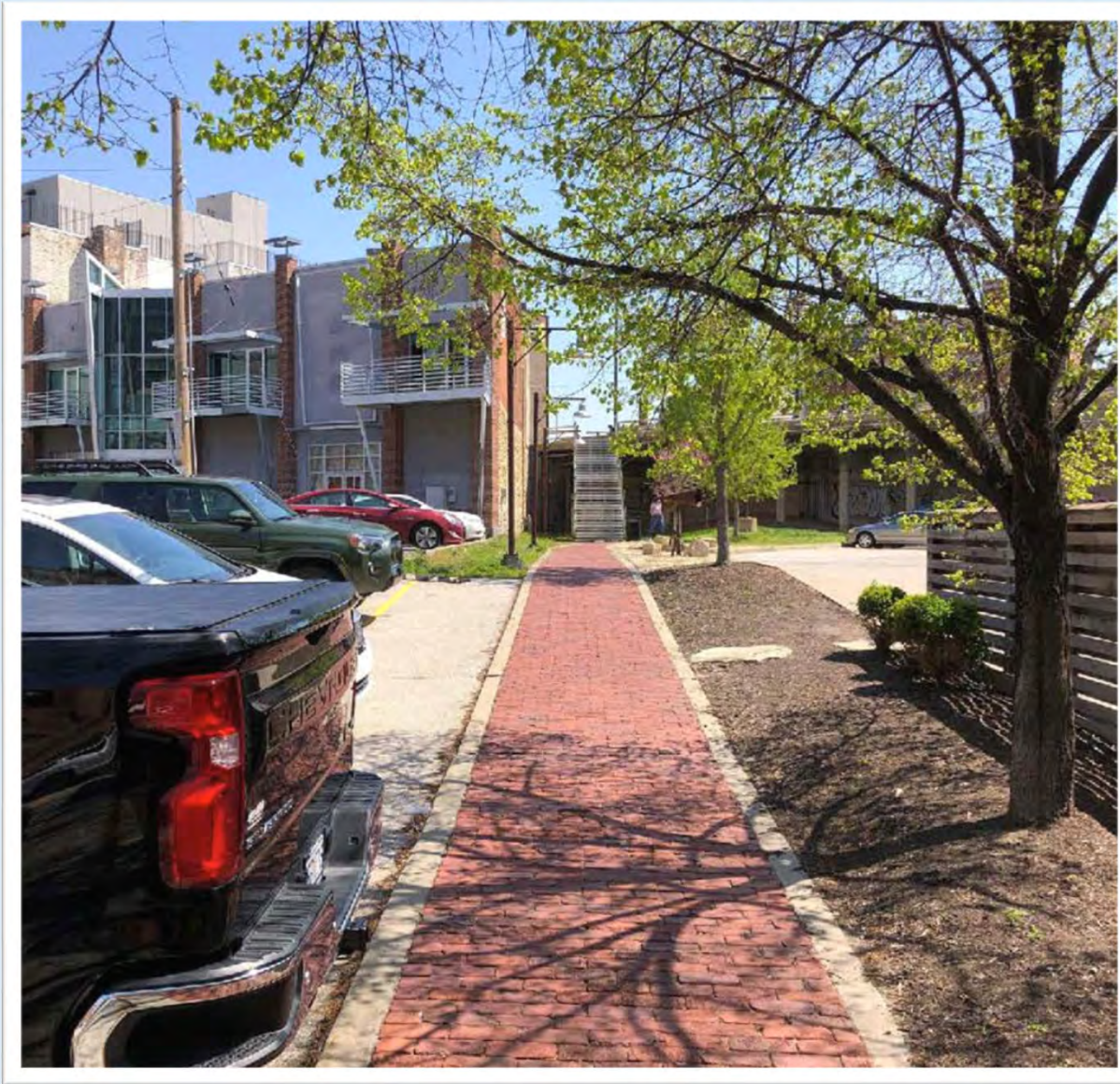


3 Main Street wayfinding/attractor signage

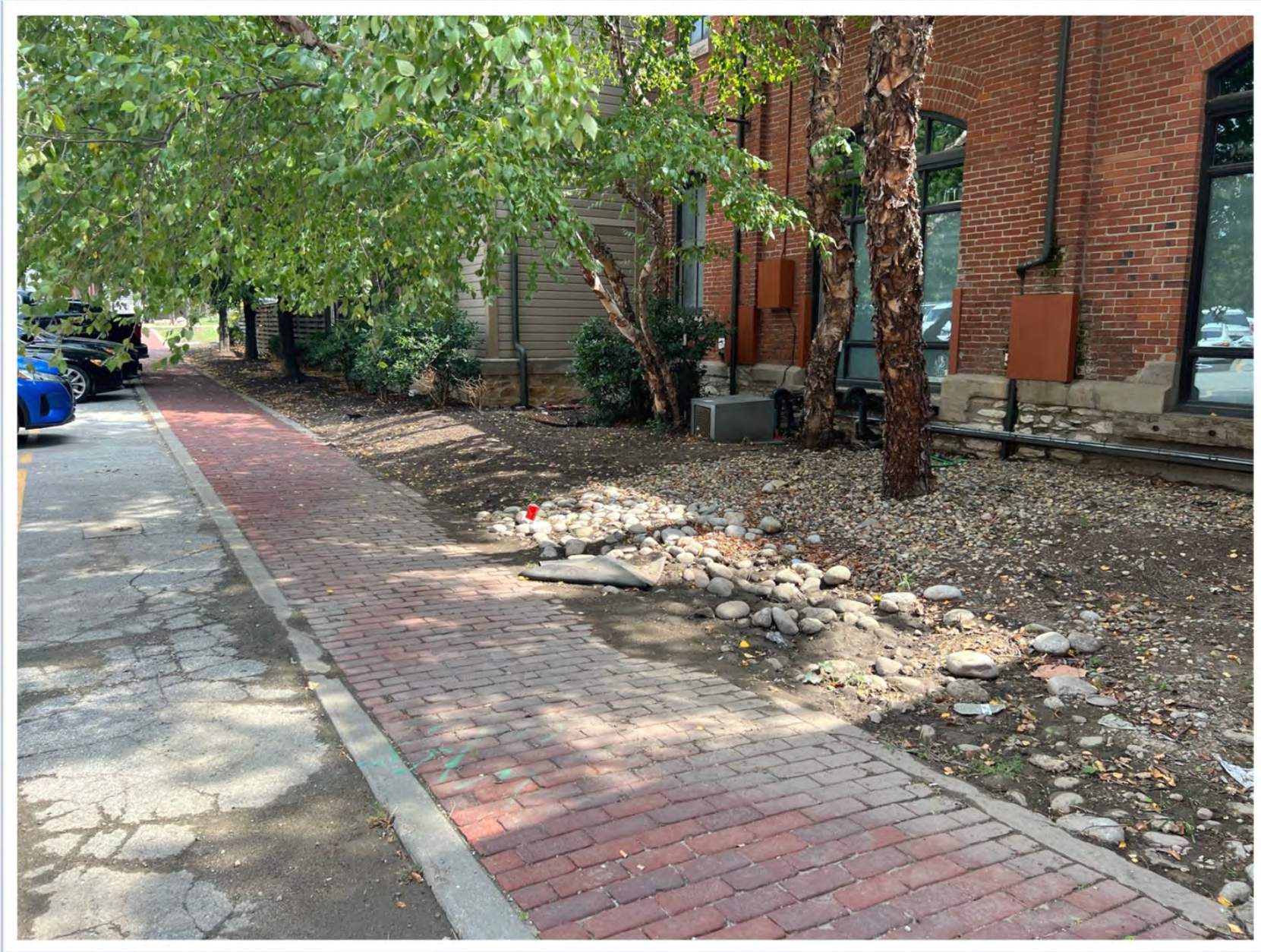
Streetscape



Existing Streetscape



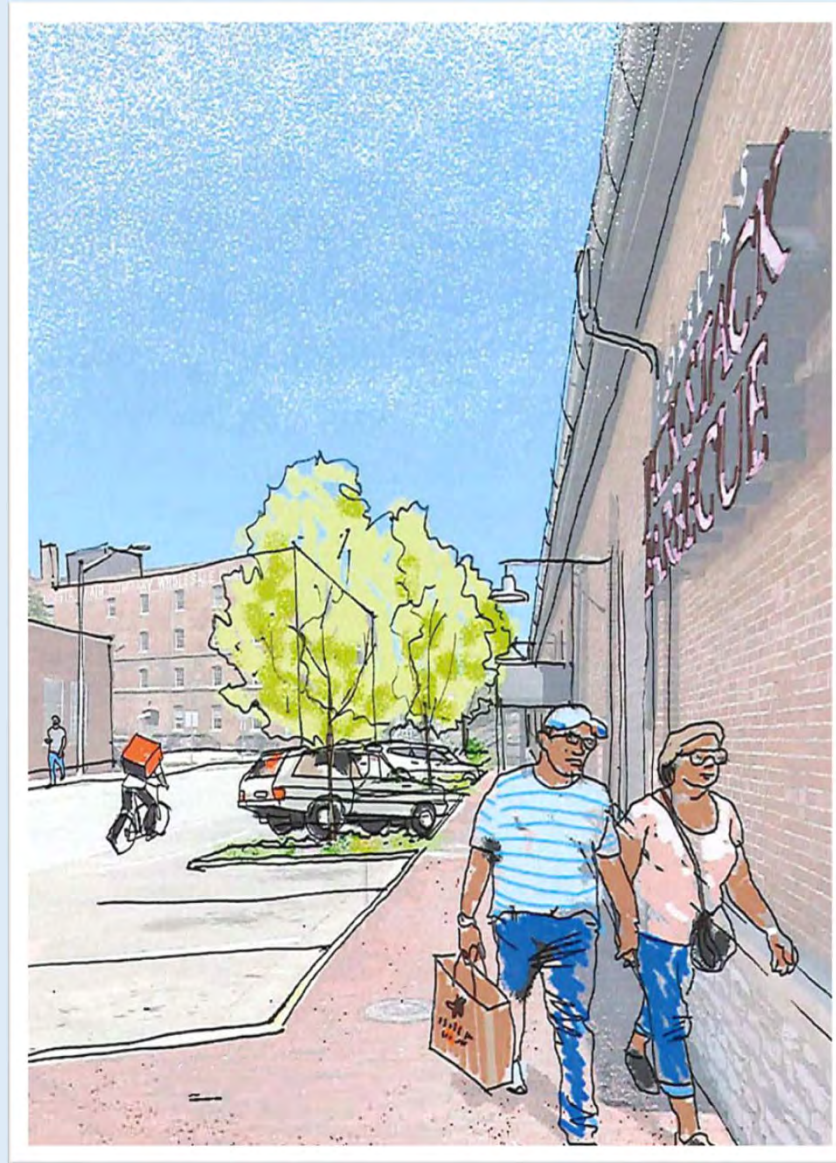
Existing Streetscape



Existing Streetscape



Streetscape Concept between St. Paul and Washington Streets



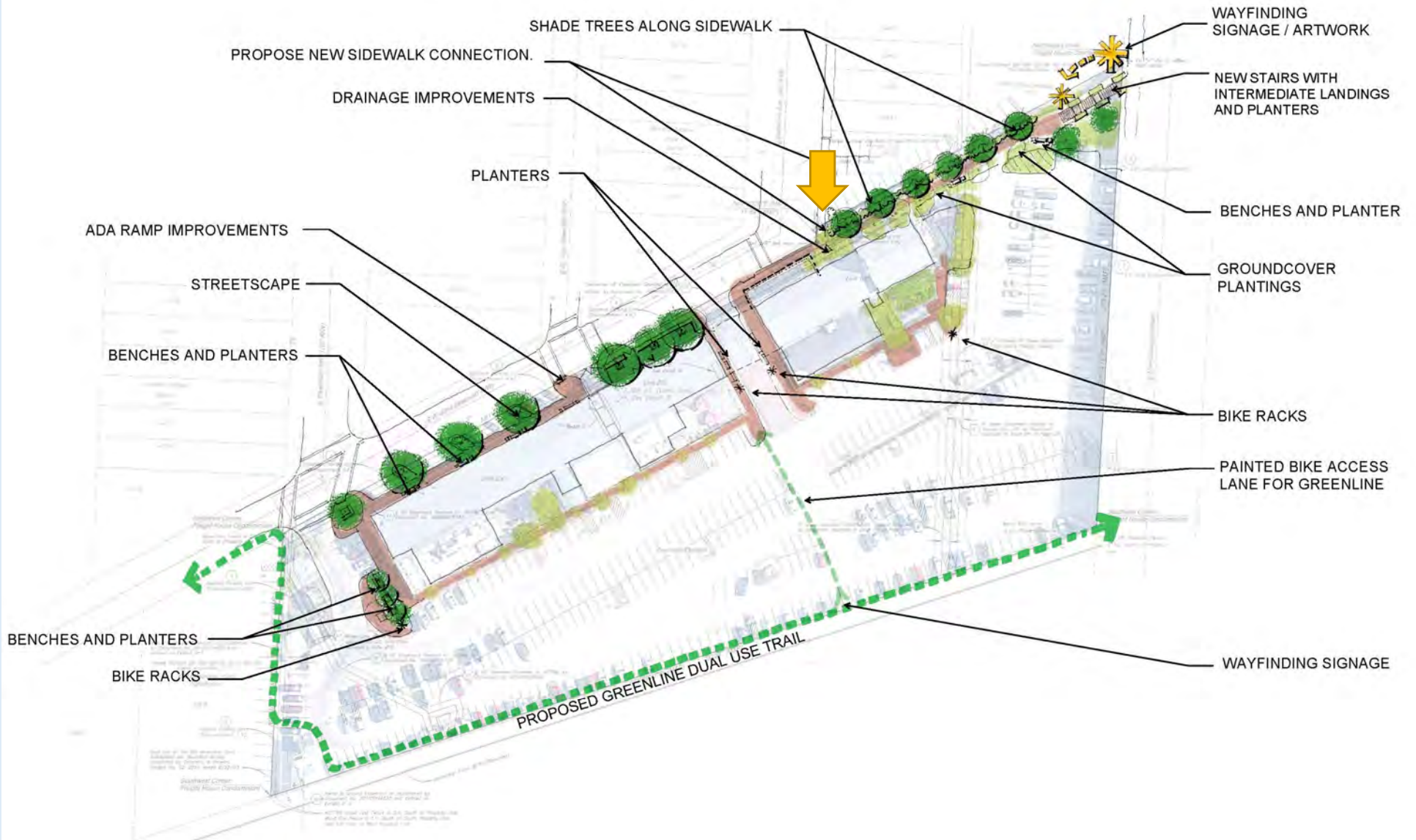
Streetscape Concepts – Site Furniture



Lighting



Drainage



Existing Conditions



Existing Conditions



Freight House CID

Five Year Capital & Operating Budget

		Year 1	Year 2	Year 3	Year 4	Year 5	Total
CID EXPENSES							
OPERATING EXPENSES							
1	First Friday & Special Event Safety & Security	15,000	15,450	15,914	16,391	16,883	79,637
2	Pedestrian Way & Parking Lot Mgmt. & Maint.	150,000	154,500	159,135	163,909	168,826	796,370
3	Public Area Landscaping, Lighting, & Maint.	33,000	33,990	35,010	36,060	37,142	175,201
4	Curate & Commission Public Art	10,000	10,300	10,609	10,927	11,255	53,091
5	District Marketing	10,000	10,300	10,609	10,927	11,255	53,091
6	Professional Services & Admin	25,000	10,300	10,609	10,927	11,255	68,091
Total Annual Operating Expenses		\$ 243,000	\$ 234,840	\$ 241,885	\$ 249,142	\$ 256,616	\$ 1,225,483
CAPITAL EXPENSES							
1	Landscaping Sprinkler System	50,000					50,000
2	District Lighting	50,000					50,000
3	Improve Main Street pedestrian access	250,000					250,000
4	Install new way finding and signage	250,000					250,000
Total Capital Expenses		600,000	0	0	0	0	600,000
TOTAL CID EXPENSES		\$ 843,000	\$ 234,840	\$ 241,885	\$ 249,142	\$ 256,616	\$ 1,825,483
PRIVATE EXPENSES							
1	Remove & replace chiller & boiler				250,000		250,000
2	Jack Stack Enclose West Patio		750,000				750,000
3	Grunauer Enclose Patio		500,000				500,000
4	Jack Stack Upgrade Private Dining			750,000			750,000
5	Replace roof & add insulation	250,000					250,000
TOTAL PRIVATE EXPENSES		\$ 250,000	\$ 1,250,000	\$ 750,000	\$ 250,000	\$ -	\$ 2,500,000

Freight House CID Revenue Projections

CID YEAR	POST REDEV	TOTAL	CID REVENUE
	RETAIL SALES	CID SALES TAX	
1	\$ 16,400,000	\$ 159,113	\$ 159,113
2	16,564,000	160,704	160,704
3	16,729,640	162,311	162,311
4	16,896,936	163,934	163,934
5	17,065,906	165,573	165,573
6	17,236,565	167,229	167,229
7	17,408,930	168,901	168,901
8	17,583,020	170,590	170,590
9	17,758,850	172,296	172,296
10	17,936,438	174,019	174,019
11	18,115,803	175,760	175,760
12	18,296,961	177,517	177,517
13	18,479,930	179,292	179,292
14	18,664,730	181,085	181,085
15	18,851,377	182,896	182,896
16	19,039,891	184,725	184,725
17	19,230,290	186,572	186,572
18	19,422,593	188,438	188,438
19	19,616,819	190,322	190,322
20	19,812,987	192,226	192,226
		TOTAL	\$ 3,503,505
		NPV	2,148,513

Freight House CID Board of Directors

Nicholas Grunauer

Ivy Brock

Peter Clothier

Connor Dorman

Nathan Tilton

Sean Kelley



Jack Stack Barbecue



Lidia's



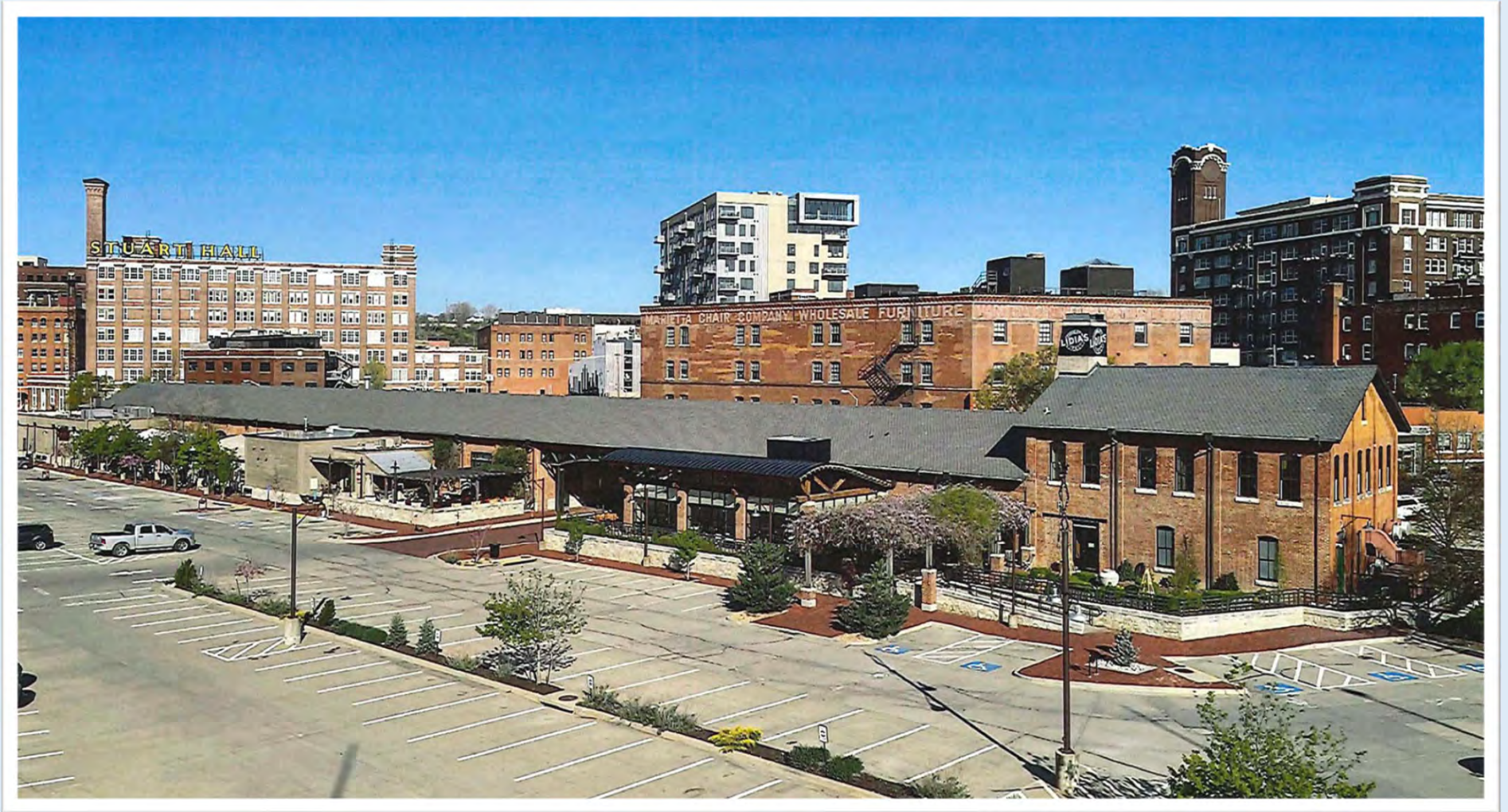
Grünauer

Request

Approve the petition to create the Freight House Community Improvement District south of W. 22nd Street between Wyandotte Street and Main Street.



Thank You



Connection to Main Street Existing Conditions



Budget

D. District Services & Budget. The District is authorized to provide all of those services authorized by the Act, including provision of safety services, marketing services, services related to the maintenance of public improvements and public and private property within the District, and supporting business activity and economic development in the District, including, but not limited to, the promotion of business activity, development and retention, and the recruitment of businesses. The estimated costs for annual District services is approximately \$240,000.

District Services Budget – 5-year plan

	Total	Allowable Costs
Services:		
First Friday & special event security	\$ 80,000	§ 67.1461.1(21)
Pedestrian Way & Parking Lot Mgmt & Maint.	\$ 796,000	§ 67.1461.1(16)(a), (22)
Public Area Landscaping, Lighting, & Maint.	\$ 175,000	§ 67.1461.1(16)(b), (g)
Curate & Commission Public Art	\$ 55,000	§ 67.1461.1(16)(i)
District marketing expenses	\$ 55,000	§ 67.1461.1(24)
Annual accounting, legal, and auditing	\$ 70,000	§ 67.1461.1(5)
Total District Services	\$1,231,000	

E. District Projects & Budget. The District Projects to be constructed by the District shall include, but not be limited to the following costs necessary for the construction of the following public improvements with in the District:

Capital Improvements Budget – 5-year plan

	Total	Allowable Costs
Capital Improvements:		
Landscaping and other site improvements	\$ 50,000	§ 67.1461.1(16)(b)
District lighting	\$ 50,000	§ 67.1461.1(16)(g)
Pedestrian walkway improvements	\$ 250,000	§ 67.1461.1(16)(d)
New signage and wayfinding	\$ 250,000	§ 67.1461.1(16)(d)
Total Capital Improvements	\$ 600,000	

Main Street Connector Concept

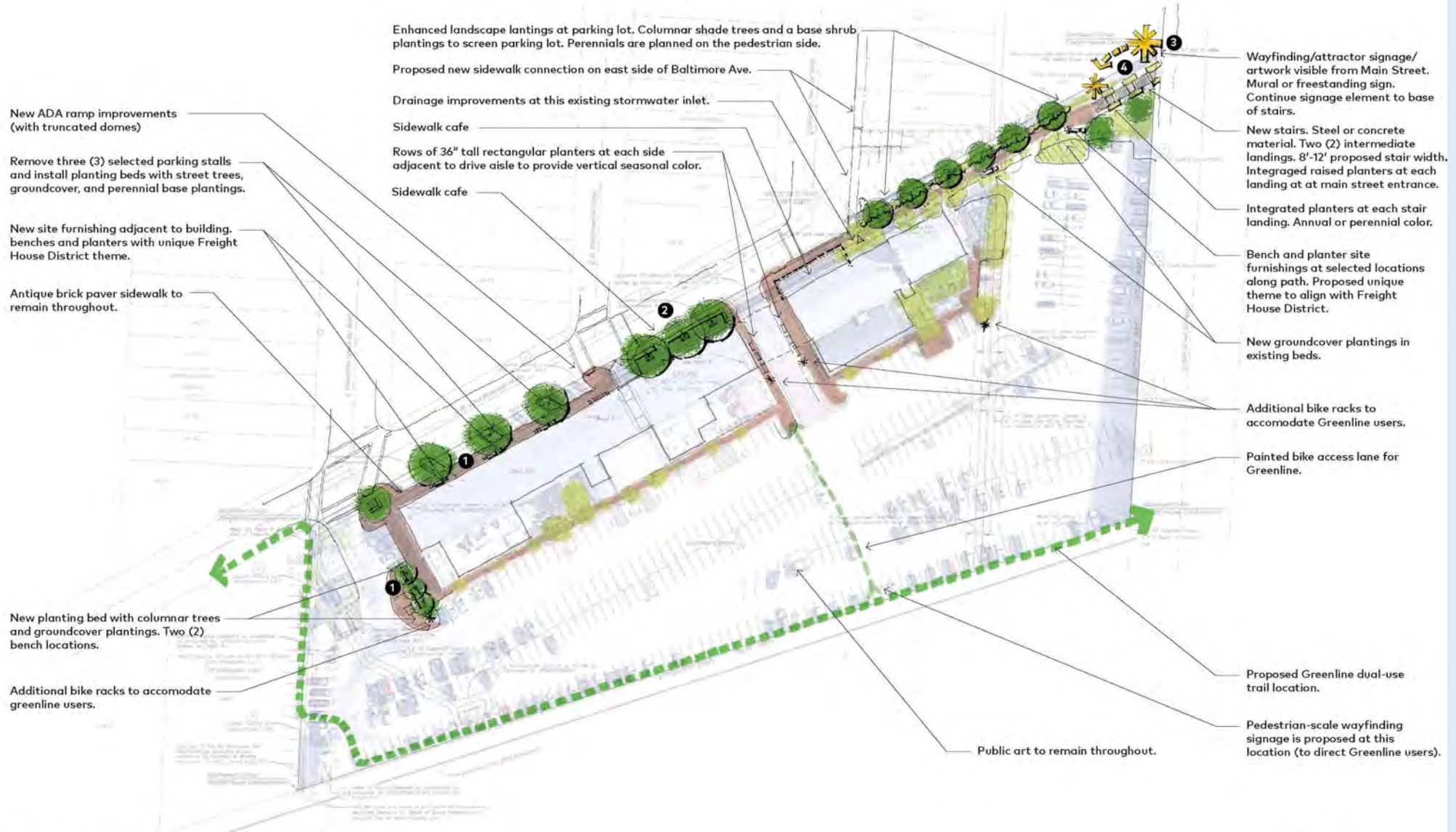
4 New Main Street connector stair - Freestanding



FREIGHT HOUSE STREETScape CONCEPT DESIGN STUDIES

SITE PLAN

Site Plan



FREIGHT HOUSE STREETScape CONCEPT DESIGN STUDIES

SITE PLAN

Budget

District Services Budget – 5-year plan

Services	Total
First Friday & special event security	\$ 80,000
Pedestrian Way & Parking Lot Mgmt & Maint.	\$ 796,000
Public Area Landscaping, Lighting, & Maint.	\$ 175,000
Curate & Commission Public Art	\$ 55,000
District marketing expenses	\$ 55,000
Annual accounting, legal, and auditing	\$ 70,000
Total District Services	\$1,231,000

Capital Improvements Budget – 5-year plan

Capital Improvements	Total
Landscaping and other site improvements	\$ 50,000
District lighting	\$ 50,000
Pedestrian walkway improvements	\$ 250,000
New signage and wayfinding	\$ 250,000
Total Capital Improvements	\$ 600,000



File #: 220722

ORDINANCE NO. 220722

Amending Ordinance No. 190328 by repealing Condition 16 contained in Section B, which required the developer to secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development, because the developer no longer has access to public water mains. (CD-CPC-2018-00229)

WHEREAS, on May 9, 2019, the City Council passed Ordinance No. 190328, approving a rezoning on about 0.42 acres generally located west of N. Church Road between N.E. 76th Street to the north and North Flintlock Road to the south from District B2-2 to B4-2, and approving a development plan on about 4.3 acres that also serves as a preliminary plan to allow for the construction of a self-storage facility; and

WHEREAS, Condition No. 16 in Section B of Ordinance No. 190328 required the developer to secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems are required by the Land Development Division, prior to recording the plat or issuance of building permit; and

WHEREAS, the City Council desires to remove this condition from the development plan because of actions granted to adjacent developers with Ordinance No. 211034 no longer allows access to extend public mains to the site; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Ordinance No. 190328, passed May 9, 2019, is hereby amended by repealing Condition 16 contained in Section B

Section B. That all other sections and conditions of Ordinance No. 190328 not repealed shall remain in effect.

..end

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

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Senior Associate City Attorney

COMMUNITY PROJECT/REZONING

220722

Ordinance Fact Sheet

Case No. CD-CPC-2019-00031 and CD-CPC-2018-00229

Brief Title

Amending Ordinance No. 190328 by repealing Condition 16 contained in Section B, which required the developer to secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development, because of actions granted to adjacent development, this developer no long have access to extend public mains. (CD-CPC-2018-00229)

Ordinance Number

Details

<p>Location: Generally located at the southwest corner of NE 76th Street and N. Church Road</p>
<p>Reason for Legislation: Rezoning and development plans require Council approval.</p>
<p>Brief Summary: See attached City Plan Commission report.</p> <p>On December 9, 2021 the City Council approved Ordinance 211034 which allowed the property located at 7535 N Flintlock Rd. a waiver for the requirement of the property to connect to sewer, thus precluding the ability of the property approved by ordinance 190328 to connect to a sewer main. The applicant is seeking the removal of Condition No. 16.</p>

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	1 st District (O'Neill, Hall)
Applicants / Proponents	<p>Applicant Brian Combs 8500 NE 89th Place Kansas City, MO 64157</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	<p>Groups or Individuals</p> <p>Basis of Opposition</p>
Staff Recommendation	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
Board or Commission Recommendation	<p>City Plan Commission (7-0) 04-16-2019 By Archie, Baker-Hughes, Crowl, Dameron, Macy, Henderson, May</p> <p><input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken</p> <p><input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>
Council Committee Actions	<p><input type="checkbox"/> Do Pass</p> <p><input type="checkbox"/> Do Pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p>

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Continued from Page 1

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

Finances

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

--

Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By: Matthew Barnes Staff Planner	Date: 08-12-2022	Initial Application Filed: 02-20-2019
Reviewed By: Joseph Rexwinkle Development Management	Date: 08-12-2022	City Plan Commission: 04-16-2019
		Revised Plans Filed: N/A
Reference Numbers: Case No. CD-CPC-2019-00031 and CD-CPC-2018-00229		



File #: 220729

ORDINANCE NO. 220729

Amending the Plaza Bowl Overlay, which was created by Committee Substitute for Ordinance No. 190100, which includes use and height regulations for the area generally located on the south and north sides of W. 47th Street (extending northerly to the north side of W. 46th Terrace), between Madison Avenue on the west and J.C. Nichols Parkway on the east, in order to establish standards for granting deviations..

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 & Development Code, is hereby amended by approving the Special Character Overlay District, for the area generally located on the south and north sides of 47th Street (extending northerly to the north side of 46th Terrace), between Madison Avenue on the west and J.C. Nichols Parkway on the east, said section legally described as:

800 W 47th St Bunker Hill all of Lots 20-29 & vac alley & Lots 30 & 31 & E 1/2 of vac alley ly w of & adj & Lots 32-36 (ex w 3.64') Blk 16

770 W 47th St Plaza Steppes all of Lot 1

720 W 47th St Plaza Steppes 2nd Plat Lot 2

700 W 47th St Plaza Steppes 2nd Plat Lot 3

612-20 W 47th St Home Place prt Lot 26 daf beg at ne cor 47th & Jefferson St th n to n li sd Lot 26 th e 162.5 ft th s to n li 47th St th swly to beg

604 W 47th St /Church Sunday School Offices Home Place w 120 ft of e 146 ft ly n of 47th St Lot 26

605 W 47th St NE 1/4 SE 1/4 Sec 30 49 33 begat inters of w li Penn Ave wi s li 47th St & rng s alg w li Penn Ave 150 ft to pt th rng w at rt ang last desc course to pt of inters wi e li Jefferson St th rng n alg e li Jefferson to pt of inters wi s li of 47th St th nely alg s li 47th St to beg

1104 411-W 46th Ter Townsend Place Condominium Unit 1104 on Cert of Survey of Unit 1100-B filed as Docmt #K915384 in Bk S-3 at pg 48 on 3-1-1990 also 1/46% interest of common areas

1003 411-W 46th Ter Townsend Place Condominium Unit 1003 on Cert of Survey of Unit 1000-B filed as Docmt #K908263 in Bk S-3 at pg 44 on 12-29-1989 & 1/46% interest of common areas

300B 411-W 46th Ter Townsend Place Condominium Unit 303 on Cert of Survey of Unit 300-B filed as Docmt IS 9511 in Bk S-5 on pg 12 on 01-20-95

304 Townsend Place Condominium Unit 304 on Cert of Survey of Unit 300-B filed as Docmt IS9511 in Bk S-5 on pg 12 on 01-20-95

1004 411-W 46th Ter Townsend Place Condominium Unit 1004 on Cert of Survey of Unit 1000-B filed as Docmt #K908263 in Bk S-3 at pg 33 on 12-29-1989 & 1/46% interest of common areas

1101 411-W 46th Ter Townsend Place Condominium Unit 1101 on Cert of Survey of Unit 1100-A filed as Docmt K1081089 in Book S-4 at pg 45 on 5-21-1993 also 1/46th interest of common areas

702 411-W 46th Ter Townsend Place Condominium Unit 702 & 1/46% interest

501 411-W 46th Ter Townsend Place Condominium Unit 501 on Cert of Survey of Unit 500-A filed as Docmt K1084523 in Bk S-7 at pg 67 on 01-04-94 also 1/45% interest of common elements

1102 411-W 46th Ter Townsend Place Condominium Unit 1102 on Cert of Survey of Unit 1100-A filed as Docmt K1081089 in Book S-4 at pg 45 on 5-21-1993 also 1/46th interest of common areas

101 411-W 46th Ter Townsend Place Condominium Unit 101 exercise room common area

903 411-W 46th Ter Townsend Place Condominium Unit 903 on Cert of Survey of Unit 900-B filed as Docmt K-1000668 in Bk S-3 at pg 100 on 12-10-1991 also 1/46 interest of common areas

1203 411-W 46th Ter Townsend Place Condominium Unit 1203 on Cert of Survey of Unit 1200-B filed as Docmt #K921098 in Bk S-3 at pg 58 on 4-17-1990 also 1/46% interest of common areas

704 411-W 46th Ter Townsend Place Condominium Unit 704 & 1/46% interest of common areas

904 411-W 46th Ter Townsend Place Condominium Unit 904 on Cert of Survey of Unit 900-B filed as Docmt K-1000668 in Bk S-3 at pg 100 on 12-10-1991 also 1/46% interest of common areas

201 Townsend Place Condo Unit 201 on Cert of Survey of Unit 200-A filed as Docmt K1195443 in Bk S-5 on pg 19 also 1/45 % interest of common areas

301 411-W 46th Ter Townsend Place Condominium Unit 301 on Cert of Survey of Unit 300-A filed as Docmt K-1036426 in Bk S-4 at pg 22 on 8-5-1992 also 1/46% interest of common areas

302 411-W 46th Ter Townsend Place Condominium Unit 302 on Cert of Survey of Unit 300-A filed as Docmt K-1036426 in Bk S-4 at pg 22 on 8-5-1992 also 1/46% interest of common areas

502 411-W 46th Ter Townsend Place Condominium Unit 502 on Cert of Survey of Unit 500-A filed as Docmt K1084523 in Bk S-4 on pg 68 on 01-04-94 also 1/45% interest of common elements

1103 411-W 46th Ter Townsend Place Condominium Unit 1103 on Cert of Survey of Unit 1100-B filed as Docmt #K915384 in Bk S-3 at pg 48 on 3-1-1990 also 1/46% interest of common areas

402 411-W 46th Ter Townsend Place Condominium Unit 402 on Cert of Survey of Unit 400-A filed as Docmt K-1081093 in Book S-4 at pg 47 on 5-21-1993 also 1/46th interest of common areas

701 411-W 46th Ter Townsend Place Condominium Unit 701 & 1/46% interest of common areas

803 411-W 46th Ter Townsend Place Condominium Unit 803 on Cert of Survey of Unit 800-B filed as Docmt #K910341 in Bk S-3 at pg 46 on 1-18-1990 also 1/46% interest of common areas

602 411-W 46th Ter Townsend Place Condominium Unit 602 on Cert of Survey of Unit 600-A filed as Docmt 1081091 in Book S-4 at pg 46 on 5-21-1993 also 1/46th interest of common areas

403 411-W 46th Ter Townsend Place Condominium Unit 403 on Cert of Survey of Unit 400-B filed as Docmt K1038009 in Book S-4 at pg 53 on 8-31-93 also 1

503 411-W 46th Ter Townsend Place Condominium Unit 503 on Cert of Survey of Unit 500-B filed as Docmt K-961154 in Bk S-3 at pg 83 on 3-4-1991 also 1/46% interest of common areas

804 411-W 46th Ter Townsend Place Condominium Unit 804 on Cert of Survey of Unit 800-B filed as Docmt #K910341 in Bk S-3 at pg 46 on 1-18-1990 also 1/46% interest of common areas

100 411-W 46th Ter Townsend Place Condominium Unit 100 & 1/46% interest of common areas

401 411-W 46th Ter Townsend Place Condominium Unit 401 on Cert of Survey of Unit 400-A filed as Docmt K-1081093 in Book S-4 at pg 47 on 5-21-1993 also 1/46th interest of common areas

504 411-W 46th Ter Townsend Place Condominium Unit 504 on Cert of Survey of Unit 500-B filed as Docmt K-961154 in Bk S-3 at pg 83 on 3-4-1991 also 1/46% interest of common areas

1001 411-W 46th Ter Townsend Place Condominium Unit 1001 on Cert of Survey of Unit 1000-A filed as Docmt K1143929 in Bk S-4 on pg 77 on 06-06-94 also 1/45% interest of common elements

404 411-W 46th Ter Townsend Place Condominium Unit 404 on Cert of Survey of Unit 400-B filed as Docmt 1038009 in Book S-4 at pg 53 on 8-31-1993 also 1/46th interest of common areas

900A 411-W 46th Ter Townsend Place Condominium Unit 900-A & 1/23% interest of common areas

801 411-W 46th Ter Townsend Place Condominium Unit 801 on Cert of Survey of Unit 800-A filed as Docmt K1084523 in Bk S-4 on pg 68 on 01-04-94 also 1/45% interest of common element

1204 411-W 46th Ter Townsend Place Condominium Unit 1204 on Cert of Survey of Unit 1200-B filed as Docmt #K921098 in Bk S-3 at pg 58 on 4-17-1990 also 1/46% interest of common areas

200B 411-W 46th Ter /Townsend Place Condo Unit 203 on Cert of Survey of Unit 200-B filed as Docmt K1195443 in Bk S-5 on pg 19 also 1/45 % interest of common areas

604 411-W 46th Ter Townsend Place Condominium Unit 604 on Cert of Survey of Unit 600-B filed as Docmt #K935460 in Bk S-3 at pg 68 on 8-2-1990 also 1/46% interest of common areas

601 411-W 46th Ter Townsend Place Condominium Unit 601 on Cert of Survey of Unit 600-A filed as Docmt 1081091 in Book S-4 at pg 46 on 5/21/1993 also 1/46th interest of common areas

Sec 30-49-33 SE 1/4 NE 1/4 Townsend Place Condominium common area

1201 411-W 46th Ter Townsend Place Condominium Unit 1201 on Cert of Survey of Unit 1200-A filed as Docmt K-980721 in Bk S-3 at pg 93 on 7-17-1991 also 1/46% interest of common areas

1202 411-W 46th Ter Townsend Place Condominium Unit 1202 on Cert of Survey of Unit 1200-A filed as Docmt K-980721 in Bk S-3 at pg 93 on 7-17-1991 also 1/46% interest of common areas

202 411-W 46th St/Townsend Place Condominium Unit 202 on Cert of Survey of Unit 200-A filed as Docmt K1195443 in Bk S-5 on pg 19 also 1/45 % interest of common areas

204 Townsend Place Condo Unit 204 on Cert of Survey of Unit 200-B filed as Docmt K1195443 in Bk S-5 on pg 19 also 1/45 % interest of common areas

802 411-W 46th Ter Townsend Place Condominium Unit 802 on Cert of Survey of Unit 800-A filed as Docmt K1084523 in Bk S-4 on pg 68 on 01-04-94 also 1/45% interest of common elements

1002 411-W 46th Ter Townsend Place Condominium Unit 1002 on Cert of Survey of Unit 1000-A filed as Docmt K1143929 in Bk S-4 on pg 77 on 06-06-94 also 1/45% interest of common elements

603 411-W 46th Ter Townsend Place Condominium Unit 603 on Cert of Survey of Unit 600-B filed as Docmt #K935460 in Bk S-3 at pg 68 on 8-2-1990 also 1/46% interest of common areas

703 411-W 46th Ter Townsend Place Condominium Unit 703 & 1/46% interest of common areas

411 W 46th Ter Ste 201: Townsend Place Condo Unit 201 on Cert of Survey of Unit 200-A filed as Docmt K1195443 in Bk S-5 on pg 19 also 1/45 % interest of common areas

4615 Broadway Wornall Park Lot 56 exc s 5 ft deeded by Ord 61597 dated 10-15-1987 to City for 46th Ter

330 W 46th Ter Broadway Plaza Condominiums Lot 1 Common Area

310 W 46th Ter Broadway Plaza Condominiums Units 101 thru 116 Units 201 thru 216 Units 301 thru 316 (all in Lot 1)

630 Wornall Rd Wornall Park Lots 66 & 67 also NE 1/2 vac alley ly nwly & adjsd lot

333 W 46th Ter the Neptune Condominiums Common Area Lot 1

300 W 46th Ter the Neptune Condominium Units 201-212, 214-225, 301-312, 314-325, 401-412, 414-425, 501- 512, 514-525

4635 Wyandotte / 120 W 47th St n 127.25 ft Lot 67 Country Club Plaza

18 W 47th St /Lot 68 Countryclub Plaza

4620 J C Nichols Pky & 210 W 46th Ter Country Club Plaza Lot 80

The Plaza Bowl Overlay District is outlined on a map marked Section 88-20A1186, attached hereto and made a part hereof, is hereby adopted as 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 regulations applicable to property within the Plaza Bowl Overlay District are as follows:

Plaza Bowl Overlay District

Background

Since its development nearly 100 years ago, the Plaza area has been an important internationally recognized historic area due to the unique architecture and design, mix of thriving residential, commercial, cultural and educational uses, continuous care by its property ownership, and city-wide public interest in maintaining this cultural icon.

The Midtown / Plaza Area Plan (MPAP) recognizes that the Country Club Plaza is a significant community asset and a regional business, residential, cultural, and educational district that requires careful consideration of permitted uses and building heights in order to strengthen and further complement the existing built environment.

After years of effort by property owners, residents, consultants, and staff, the revised Midtown / Plaza Area Plan was adopted in January 2016. An immediate implementation measure of The Plan was to codify the building height recommendations of the Bowl Concept in the Country Club Plaza and adjacent area.

Prior to the 2016 adoption of the MPAP, a similar recommendation was made in the original Plaza Urban Design & Development Plan which was adopted in 1989. The Bowl Concept emerged to protect the Plaza area. The original mixed use area, developed in the 1920's and 30's, included retail, office, and residential uses. Low-rise buildings formed the base or "heart" of the historic area, and higher buildings were gradually built on the hills surrounding it.

The original Plaza Plan and the 2016 revision both recommend continuation of this design concept, referred to as the "Bowl Concept," through the regulation of building heights in the Plaza area. For certain properties on Main Street, building heights have

been established through the Main Corridor Overlay. For properties within the Country Club Plaza, height and use regulations are established by a 2016 text amendment to the Zoning & Development Code that was enacted at the request of the previous owner of the Country Club Plaza and continues to be supported by the current owner. The Plaza Bowl Overlay Height and Use Boundary map depicts appropriate building heights for locations within the overlay.

Plaza Bowl Overlay

The Plaza Bowl Overlay focuses on the “base of the bowl” – those areas immediately adjacent to the Country Club Plaza shopping area. The Bowl Concept consists of a series of roughly concentric circles around the base of the Plaza. There are approximately 660 parcels within the boundaries of the entire Bowl Concept and around 350 owners of those parcels.

On March 13, 2017, the Midtown / Plaza Area Plan Implementation Committee created the Bowl Implementation Committee. City staff suggested some initial phases and provided mapping to show impacts to specific properties. After several months of study, the Committee decided to phase implementation and focus on the next concentric circle of land adjacent to the base of the bowl (the Plaza) along 47th Street. This overlay, following the 2016 text amendment and the Main Corridor Overlay is the next phase of the implementation of the MPAP for the Plaza.

The proposed overlay would:

- i. Designate building heights for each parcel.
- ii. Specify whether land uses are permitted outright, allowed with special use permit approval, or prohibited.

1. Purpose

The purpose of the Plaza Bowl Overlay is to establish land use regulations and limit building heights for an area generally located on the south and north sides of 47th Street (extending northerly to the north side of 46th Terrace), between Madison Avenue on the west, and J.C. Nichols Parkway on the east. These restrictions may be more prohibitive than those of the underlying zoning.

According to the Midtown / Plaza Area Plan, the primary goal of the plan and overlay is to:

Preserve the original and unique planning and urban design concepts that embody the Country Club Plaza and surrounding area. The Bowl Concept is one of the most important urban design concepts for the area which describes the conscious transition of building heights from the low-rise buildings of the Country Club Plaza to buildings of increasing height as they are placed on the surrounding hills.

This overlay is also intended to:

Maintain and promote the economic vitality of the area;

Encourage preservation of the area's rare, unique, historical and distinctive character; and,

Stabilize property values and reduce investment risks;

Establish known ground rules for development, redevelopment and infill projects that developers, the city and the community can follow and base investment decisions on; and

Otherwise promote the health, safety, morals, and general welfare of the city.

A majority of the Plaza is currently zoned for heavy commercial development, specifically B4 (Heavy Business/Commercial), which permits a wide variety of commercial and light industrial uses, some of which would not be appropriate for the area.

Additionally, property zoned B4 has intensifier of "-5", which equates to no maximum height requirement, (unless dictated by the maximum floor area ratio of 6.0.) The map would establish maximum, and in some cases, minimum building heights. A zoning overlay may be more restrictive in regard to land uses and building heights than the B4-5 allowances.

Certain properties within the overlay are zoned UR (Urban Redevelopment), for which a specific development plan has been approved by the City Council. Until such time the UR plan is amended, or the property is rezoned to a different classification, the UR plan remains intact.

Other properties currently zoned R-0.5 or B-1, if redeveloped, may necessitate rezoning and submittal of a development or project plan or require special use permit approval. At that time, height restrictions of the Plaza Bowl Overlay would apply.

Applicability

Compliance with provisions of the Plaza Bowl Overlay is required as follows:

- a. Regulations of the Plaza Bowl Overlay apply to all properties within the boundaries of the overlay as shown on the map. The Plaza Bowl Overlay establishes certain land use regulations and height restrictions that may vary from the underlying base zoning for the properties in the Plaza Bowl Overlay District. All provisions described below as regulatory in nature have the same force and effect as, but may be variations from, those set forth in Chapter 88, Zoning & Development Code.
- b. Provisions are applicable as follows:
 - i. New Development: Full compliance with provisions of this overlay applies to all new buildings constructed within this district.
 - ii. Building Enlargements and Expansions: Full compliance with provisions of this overlay applies only to the enlargement or expansion area.
 - iii. Change of Use or Occupancy: Compliance with use standards apply whenever the use or occupancy of a property changes.
- c. Permits may be issued for previously approved site-specific development plans that were approved prior to the effective date of the Plaza Bowl Overlay, in accordance with the previously approved plan and without compliance to the Plaza Bowl Overlay. Compliance with use regulations shall be required.
- d. In consideration of the bowl concept -- which analyzed unique features of the area including natural topography, view corridors, and the built environment -- deviation to 88-610 Nonconformities is offered. All existing structures whose heights exceed those prescribed by the Plaza Bowl Overlay as of the date of ordinance approving this overlay will be allowed to remain. For such structures, permits may be issued for replacement or reconstruction to the height existing; provided, that the envelope of the existing building shall be retained in regard to, but not limited to, building form and scale, including footprint, setbacks, and step-backs. Compliance with the use regulations of the Plaza Bowl Overlay shall be required.
- e. Existing development on properties zoned UR shall comply with the approved UR development plan and shall therefore be exempt from the regulations of this document. However, if property is rezoned or an amendment to an approved development plan is required, regulations of this document shall be met.
- f. Pursuant to Chapter 88, Code of Ordinances, 88-517 Development Plan Review and Approval, 88-518 Project Plan Review and Approval, and 88-520 Master Planned Developments, and notwithstanding Sec. 88-517-09-C, the City Council may approve reasonable deviations to the height limitations set forth by this overlay, in

conjunction with an approved development plan or project plan, if the proposed use is consistent with the zoning of the property as allowed under this overlay district ordinance.

In acting on a request for a deviation, the City Council must consider the following factors: whether the proposed additional height is based on reasonably necessary and demonstrated need or hardship due to life safety, engineering, construction or restoration reasons and otherwise not attributable to conditions created by the applicant; and (ii) whether the proposed additional height will adversely affect any neighboring or nearby properties.

In no event shall the City Council grant a deviation in excess of the lesser of 10% of the height limitations set forth in this ordinance, or six feet, or which shall add any occupiable floor space.

Any deviations from the height restrictions shall be specifically called out as deviations and described on the development plan, project plan or master development plan and will not be considered to be approved unless so stated.

- g. Other than as set forth by this overlay, the underlying zoning and the regulations and standards included in Chapter 88, Zoning & Development Code, prescribed for the areas rezoned to this overlay district shall remain unchanged and shall continue to apply.
- h. Unless otherwise allowed by this section, provisions of Chapter 88, Code of Ordinances, 88-610, Nonconformities, are applicable.
- i. If provisions of this overlay district are inconsistent with Chapter 88, the provisions of this overlay district shall apply.

5. Governance

This overlay district is a Special Character Overlay (SC/O) which is outlined in Section 88-205 of Chapter 88, Code of Ordinances. The establishment of the overlay district is in accordance with the text amendment procedures of 88-510 (to establish the applicable regulations) and the zoning map amendment procedures 88-515 (to establish the district on the zoning map).

This commitment to protecting the Plaza area and guiding new development is supported by the community as well as Chapter 88, Code of Ordinances. Section 88-205-01, states: "Overlay districts are for areas of the city that have unique qualities requiring special treatment or locations where special approaches to development may be warranted. They are established as a means of addressing specific aspects of land use control or development design that transcend base zoning district provisions."

The Zoning & Development Code at Section 88-610-05 - Nonconforming Structures dictates when reconstruction (possibly to a height in excess of that permitted by the overlay) may occur due accidental damage or destruction.

6. Plaza Bowl Overlay Uses

Uses regulated by the Plaza Bowl Overlay are shown in the following table, which will replace the use table for properties within this district.

In order to promote activity at street level, the intent is to encourage development of uses such as retail, restaurant, and similar uses on the ground floor of buildings. These uses typically have points of ingress/egress, transparent storefronts and display windows, outdoor dining establishments, and other uses that encourage activity. These uses will be permitted outright.

Other uses, such as residential, office, and entertainment venues, are not typically active on the ground floors or, due to their nature, require blank walls without fenestration. These uses will require special use permit for some ground level functions. This will allow staff to review proposed design for points of ingress/egress, transparency (windows), interest in façade (to ensure pleasurable pedestrian experience/non-monotonous building wall), etc. Other uses will require special use permit approval due to their nature and effect on adjoining properties.

Finally, certain uses that are not appropriate will be prohibited.

a. PLAZA BOWL OVERLAY USE TABLE

Uses are allowed within the Plaza Bowl Overlay in accordance with Table 120-1, below.

b. USE CLASSIFICATION SYSTEM

Chapter 88, Code of Ordinances, classifies uses into "use groups," "use categories," and "specific use types." These are described and defined in [Section 88-805](#). The first column lists the groups, categories, and types allowed.

c. PERMITTED USES

Uses identified with a "P" are permitted as-of-right in the subject zoning district, subject to compliance with any use standards identified in the final column of the table and all other applicable standards of Chapter 88, Code of Ordinances.

d. SPECIAL USES

Uses identified with an "SUP" may be allowed if reviewed and approved in accordance with any special use permit procedures of [Chapter 88, Code of Ordinances, Section 88-525](#). Special uses are subject to compliance with the use standards identified in the final column of the table and all other applicable standards of Chapter 88, Code of Ordinances.

e. PROHIBITED USES

Uses not listed in the table and those identified with a "-" are expressly prohibited.

f. **USE STANDARDS**

The "use standards" column identifies use-specific standards that apply to some uses. Compliance with such standards is required regardless of whether the use is permitted as-of-right or requires approval by a special use permit.

Plaza Bowl Overlay Use Table

USE GROUP

Use Category
specific use type

Use-Specific Standard

RESIDENTIAL

Single Family Dwelling
In single-purpose residential building
In mixed-use building

Group Living

PUBLIC/CIVIC

Bicycle-Sharing Facility

Club, Lodge, or Fraternal Organization

College/University

Day Care

Home-based (1-5)

Family (up to 10)

Group (up to 20)

Center (21+)

Hospital

Library/Museum/Cultural Exhibit

Prohibited	
Permitted	88-323
Permitted	
SUP	
Permitted	
SUP on Ground Floor	88-322
Permitted Above Ground Floor	88-365
SUP on Ground Floor	88-365
Permitted Above Ground Floor	

SUP on Ground Floor	
Permitted Above Ground Floor	
SUP on Ground Floor	88-330-01
Permitted Above Ground Floor	
SUP on Ground Floor	88-330-02
Permitted Above Ground Floor	
SUP on Ground Floor	88-330-02
Permitted Above Ground Floor	
SUP on Ground Floor	
Permitted Above Ground Floor	
Permitted	88-365

Plaza Bowl Overlay Use Table

USE GROUP

Use Category
specific use type

Park/Recreation
Religious Assembly
Fire station
Police station
Ambulance service

School
Utilities and Services (except as noted below)
Basic, minor

COMMERCIAL

Adult Business
Adult media store
Adult motion picture theater
Sex shop

Animal Service
Sales and grooming
Shelter or boarding
Stable
Veterinary Office

Artist Work or Sales Space

Building Maintenance Service

Business Equipment Sales and Service

Business Support Service(except as noted below)
Day labor employment agency

Communications Service

Establishments

Drive-Through Facility

Eating and Drinking Establishments
(except as noted below)
Tavern or nightclub

Entertainment and Spectator Sports

Indoor small venue (1–149 capacity)

Use-Specific Standard

Permitted	
Permitted	88-365
Prohibited	
Permitted	88-365
Prohibited	
SUP on Ground Floor Permitted Above Ground Floor	88-365
SUP	
Permitted	88-425-08-B

Prohibited	
Prohibited	
Prohibited	

Permitted	88-315
Prohibited	
Prohibited	
Permitted	88-315
Permitted	
SUP	
Permitted	
Permitted	
Prohibited	
Permitted	
Permitted	88-338 & 88-340
Permitted	
Permitted	

SUP on Ground Floor Permitted Above Ground Floor	
--	--

Plaza Bowl Overlay Use Table

USE GROUP

Use Category
specific use type

	Use-Specific Standard	
<i>Indoor medium venue (150–499 capacity)</i>	SUP on Ground Floor Permitted Above Ground Floor	
<i>Indoor large venue (500+ capacity)</i>	SUP on Ground Floor Permitted Above Ground Floor	
<i>Outdoor (all sizes)</i>	SUP	
Financial Services (except as noted below)	Permitted	
<i>Pawn shop</i>	Prohibited	
<i>Short-term loan establishment</i>	Prohibited	
Food and Beverage Retail Sales	Permitted	
Funeral and Interment Service		
<i>Cemetery/columbarium/mausoleum</i>	Prohibited	
<i>Cremating</i>	Prohibited	
<i>Undertaking</i>	Prohibited	
Gasoline and Fuel Sales	SUP	
Lodging		
<i>Bed and breakfast</i>	SUP on Ground Floor Permitted Above Ground Floor	88-320
<i>Hotel/motel</i>	Permitted	
<i>Recreational vehicle park</i>	Prohibited	
Mobile Vendor Park	Prohibited	
Office, Administrative, Professional or General	Permitted	
Office, Medical	Permitted	
<i>Blood/plasma center</i>	SUP	
Parking, Accessory	Permitted	88-323
Parking, Non-accessory	Permitted	
Personal Improvement Service	Permitted	
Repair or Laundry Service, Consumer	Permitted	
Research Service	Permitted	
Retail Sales	Permitted	
Reuse of designated historic landmark (local or national)	Permitted/ SUP	
Sports and Recreation, Participant		
<i>Indoor</i>	Permitted	

Plaza Bowl Overlay Use Table

USE GROUP

Use Category
specific use type

	Use-Specific Standard	
<i>Outdoor</i>	Permitted	
Vehicle Sales and Service		
<i>Car wash/cleaning service</i>	Permitted if within a parking structure, otherwise SUP	
<i>Heavy equipment sales/rental</i>	Prohibited	
<i>Light equipment sales/rental (indoor)</i>	Permitted	
<i>Light equipment sales/rental (outdoor)</i>	Permitted if within a parking structure, otherwise SUP	
<i>Motor vehicle repair, limited</i>	SUP	
<i>Motor vehicle repair, general</i>	SUP	
<i>Vehicle storage/towing</i>	Prohibited	
INDUSTRIAL		
Manufacturing, Production and Industrial Service		
<i>Artisan</i>	Permitted	
<i>Artisanal Food and Beverage Manufacturing</i>	Permitted	
<i>Catering Establishments</i>	Permitted	
<i>Limited</i>	Prohibited	
<i>General</i>	Prohibited	
<i>Intensive</i>	Prohibited	
Outdoor Display		
<i>Class A</i>	Permitted	88-435-02
<i>Class B</i>	Prohibited	
Outdoor Storage		
<i>Principal</i>	Prohibited	
<i>Accessory</i>	Prohibited	
Recycling Service		
<i>Limited</i>	Prohibited	
Residential Storage Warehouse	Prohibited	
Warehousing, Wholesaling, Freight Movement		
<i>Indoor</i>	Prohibited	
<i>Outdoor</i>	Prohibited	

Plaza Bowl Overlay Use Table

USE GROUP

Use Category
specific use type

**Use-Specific
Standard**

AGRICULTURE

Agriculture, Animal
Agriculture, Crop
Agriculture, Urban

Prohibited	
Prohibited	

Home garden
Community garden
*Community-supported agriculture
(CSA) farm*

Permitted	88-312-02
Prohibited	
Prohibited	

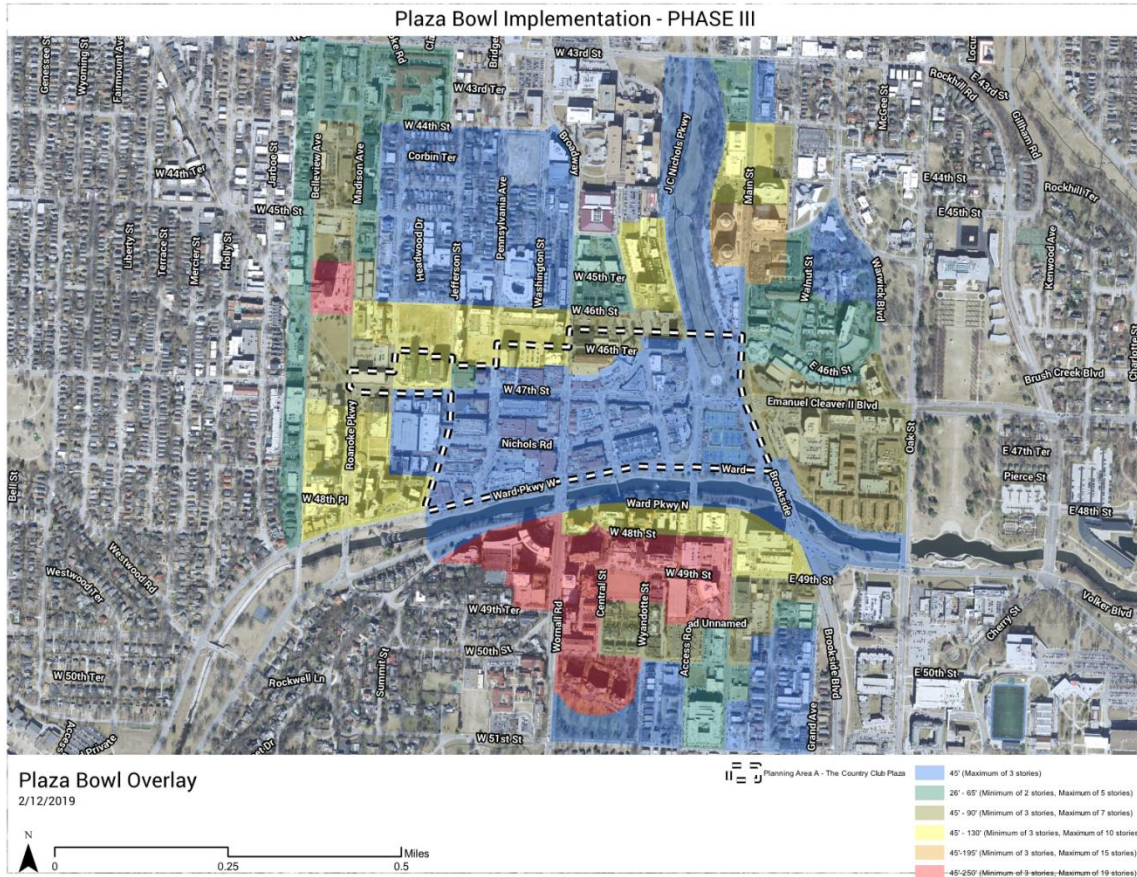
ACCESSORY SERVICES

Wireless Communication Facility
Freestanding
Co-located antenna

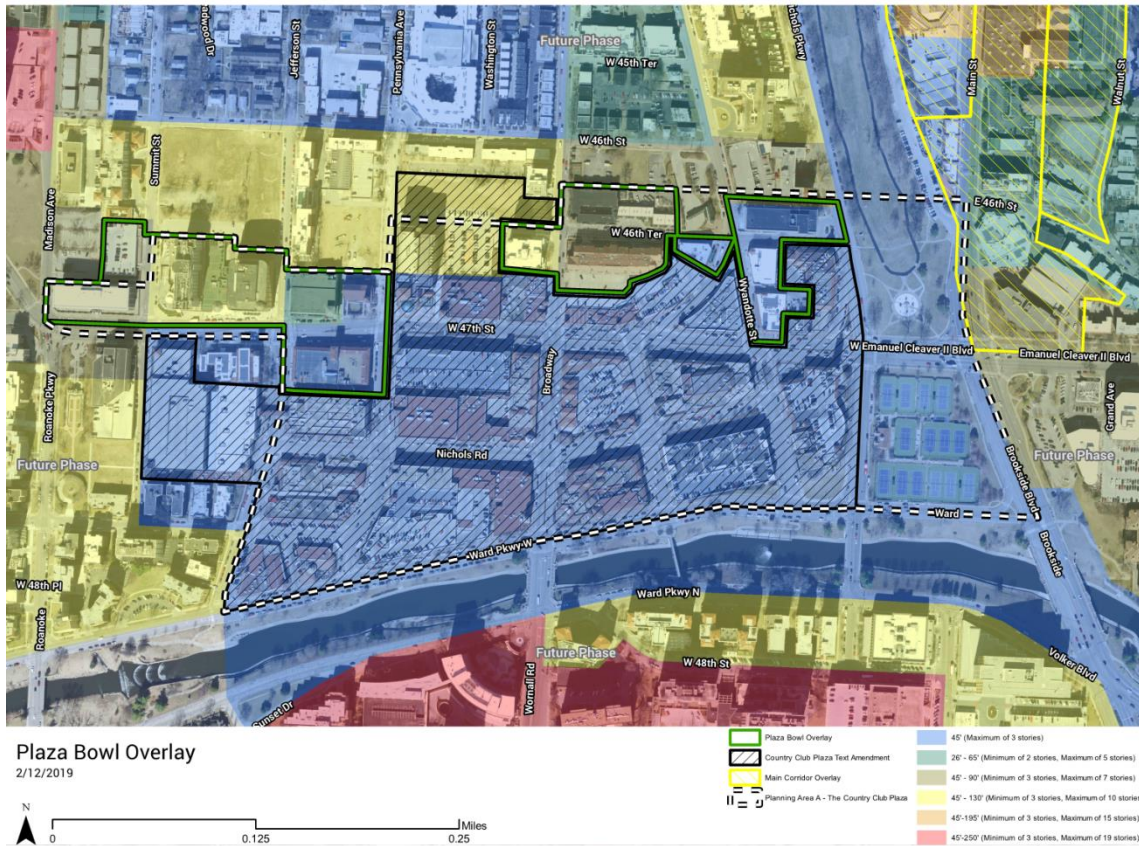
Prohibited	
SUP	88-385

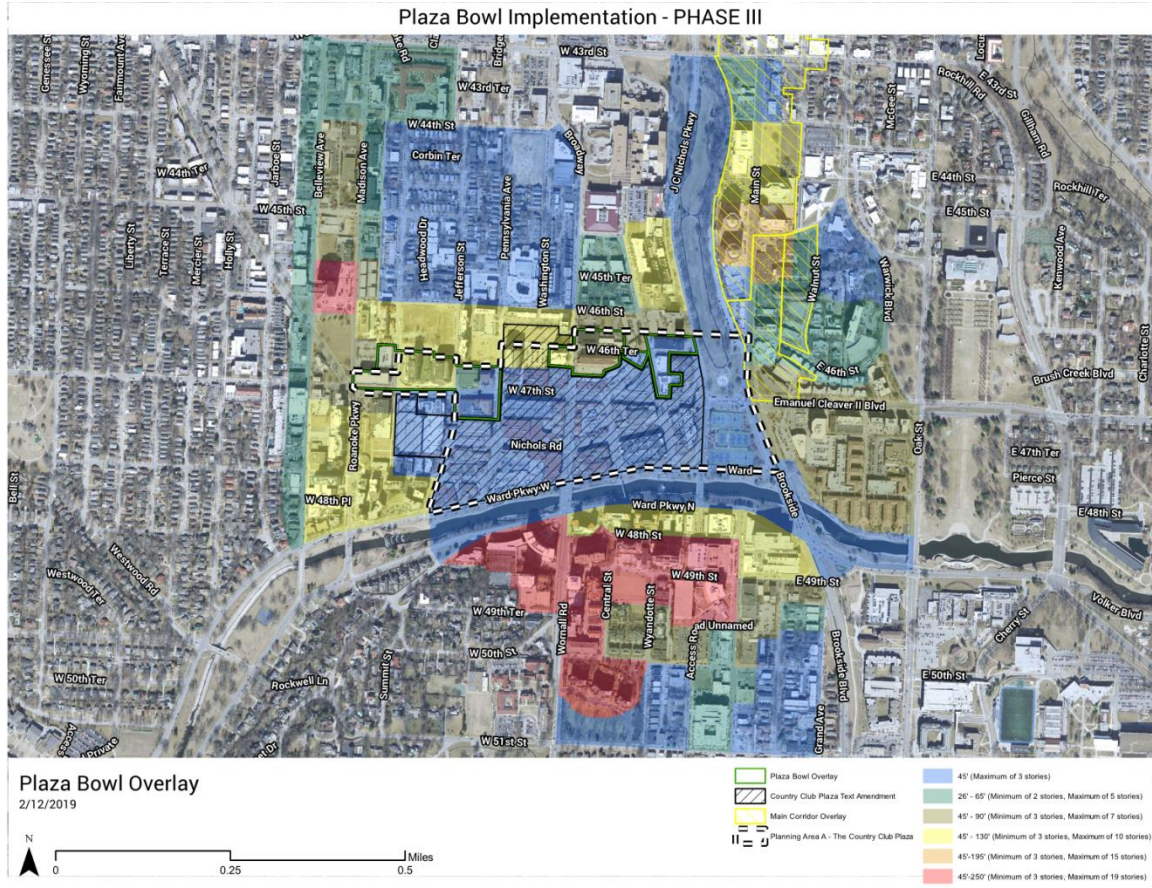
Plaza Bowl Overlay Height Restrictions

For buildings located within the Plaza Bowl Overlay, building heights shall be limited to the heights and stories as shown on the Plaza Bowl Overlay maps attached herein.



Plaza Bowl Implementation - PHASE III







Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by Chapter 88, Code of Ordinances have been given and had.

..end

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

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

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

220729



File #: 220730

ORDINANCE NO. 220730

Approving the Main Street – ABC/35 Block Urban Renewal Area Plan on approximately 2.4 acres generally located at 3244 Main and 3634 Main Street; and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC-2022-00094)

WHEREAS, Section 99.430, RSMo, provides that a legislative body may approve a declaration of blight and approve an urban renewal plan for the same area simultaneously; and

WHEREAS, it is desirable and in the public interest that the Land Clearance for Redevelopment Authority of Kansas City, Missouri submit an Urban Renewal Plan for the historic and distressed properties along Main Street; and

WHEREAS, the Land Clearance for Redevelopment Authority has found said area to be blighted due to the insanitary or unsafe conditions, deterioration of site improvements, and a combination of such factors so as to constitute an economic or social liability to the public health, safety, morals or welfare; and

WHEREAS, the Land Clearance for Redevelopment Authority has recommended and determined that the Main Street – ABC/36 Block Urban Renewal Plan area be eligible for tax abatement and, if necessary, the exercise of eminent domain by the Land Clearance for Redevelopment Authority; and

WHEREAS, the City Plan Commission reviewed and recommended approval of the Main Street – ABC/35 Block Urban Renewal Plan on July 19, 2022; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the proposed Urban Renewal area an area generally consisting of two scattered sites on the west side of Main Street located between Linwood Boulevard on the north, Main Street on the east, W. 37th Street on the south, and Baltimore Avenue on the west, and more specifically located at 3240-3244 Main Street (Project Area 1) and at 3620-3636 Main Street, 2 W. 37th Street, and at 3633-3635 Baltimore Avenue (Project Area 2), and more specifically described as:

Parcel 1 (Project Area 1):

Lot 3, except the North 4 feet thereof, Block 2, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, together with an easement for private alley or passageway appurtenant to the

above-described property over the North 4 feet of said Lot 3 and appurtenant to the premises in question on the North as described in instrument recorded in Book B-1303, Page 363, in the Office of the Recorder of Deeds of Jackson County, Missouri, at Kansas City.

Parcel 2 (Project Area 1)

Lot 4, and the North 1/2 of LOT 5, Block 2, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel 3 (Project Areas 2)

Lots 5 and 6, Block 1, Hyde Park Annex, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel 4 (Project Area 2)

Lot 4, Block 1, Hyde Park Annex, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel 5 (Project Area 2)

Lots 5 & 6, Block 30, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel 6 (Project Area 2)

Lots 5 & 6, Block 30, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel 7 (Project Area 2)

Lots 1, 2, and 3, Valentine Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel 8 (Project Area 2)

Lots 4 and 5, Valentine Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

is a blighted area and in need of redevelopment and rehabilitation and is appropriate for an Urban Renewal Project, and that the undertaking by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, of surveys and plans for an urban renewal project of a character contemplated by Section 99.430, Revised Statutes of Missouri, as amended, and the proposed urban renewal area is hereby approved.

Section 2. That the Council has duly made the findings necessary for compliance with Sections 99.320 and 99.430, Revised Statutes of Missouri, as amended.

Section 3. That the Urban Renewal Plan which is known as the Main Street – ABC/36 Block Urban Renewal Plan, a copy of which is on file in the office of the City Clerk with this ordinance and is incorporated herein by reference, is hereby approved including, if necessary, the power of eminent domain.

Section 4. That pursuant to Section 9 of Second Committee Substitute for Ordinance No. 160383, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by the Land Clearance for Redevelopment Authority Law with respect to any project qualifying for Jobs-Based or Site-Based “High Impact” designation as determined by the AdvanceKC Scorecard, derived from the City Council’s

Economic Development and Incentive Policy, or located in a severely distressed census tract that has continuously maintained such status for not less than ten (10) years immediately prior to the effective date of the request.

Section 5. That said Urban Renewal Plan is hereby found to be feasible and in conformance with the Master Plan for the development of the community as a whole.

..end

Approved as to form and legality:

Emalea Black
Assistant City Attorney

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

220730



File #: 220746

ORDINANCE NO. 220746

Approving the Front Street Infill PIEA General Development Plan on approximately 88 acres (20 parcels), in an area generally bordered by the Missouri river on the north, railroad tracks on the south, I-435 on the east and Chouteau Trafficway on the west and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC-2022-00063)

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (“Authority”) did prepare or cause to be prepared the Front Street Infill PIEA General Development Plan and recommended that the Council approve the finding of blight and approve the General Development Plan for the area; and

WHEREAS, the City Plan Commission has reviewed and recommended approval of the finding of blight of the Front Street Infill PIEA General Development Plan on June 21, 2022, as evidenced by its disposition of the case and its written recommendations submitted to the City; and

WHEREAS, Section 100.400, RSMo, authorizes the Council to make a finding that an area is a blighted area and approve a general development plan for such area if the Council finds that the plan is feasible and in conformity with the general plan for the development of the community as a whole; and

WHEREAS, on October 6, 2016, the City did pass Second Committee Substitute for Ordinance No. 160383, as amended, which Ordinance No. 160383, as amended, enacted guidelines on the City’s use of abated and exempted real property taxes in funding economic development projects; and

WHEREAS, Section 9 of Ordinance No. 160383, as amended, provides that notwithstanding the guidelines set forth therein, the Council retains its discretion to authorize the capture and redirection, or abatement or exemption, in whole or in part, of ad valorem real property taxes to the full extent authorized by any provision of law; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares the area of approximately 88 acres generally located in an area generally bordered by the Missouri river on the north, railroad tracks on the south, I-435 on the east and Chouteau Trafficway on the west, and more specifically described by metes and bounds on Exhibit A attached hereto and incorporated herein by reference, to be a blighted area as defined in Section 100.310, RSMo, and more specifically finds that there is a

predominance of defective and inadequate street layout, insanitary and unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life and property by fire and other causes in such planning area and as a result of the predominance of those conditions the planning area in its present condition and use constitutes an economic and social liability and a serious menace to the public health, safety, morals, and welfare.

Section 2. That the Front Street Infill PIEA General Development Plan prepared by the Authority and recommended to the Council is intended to and shall affect and be applicable to only the real property specifically described in Section 1 above and is hereby approved. A copy of said General Development Plan is attached to this ordinance and is made a part hereof.

Section 3. That the Council has duly made the findings necessary for compliance with Section 100.300-100.620, RSMo.

Section 4. That the General Development Plan is hereby found to be feasible and in conformance with the general plan for the development of the community as a whole.

Section 5. That the ad valorem tax exemption benefits as authorized in Section 100.570, RSMo, are hereby extended to the plan area to the extent and in the manner as provided for in said General Development Plan, and subject to the execution of a development agreement with the Planned Industrial Expansion Authority of Kansas City, Missouri, and the developer.

Section 6. That pursuant to Section 9 of Second Committee Substitute for Ordinance No. 160383, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by Section 100.570, RSMo with respect to any project qualifying for Jobs-Based or Site-Based “High Impact” designation as determined by the AdvanceKC Scorecard, derived from the City Council’s Economic Development and Incentive Policy, or located in a severely distressed census tract that has continuously maintained such status for not less than ten (10) years immediately prior to the effective date of the request.

..end

I hereby certify that as required by Chapter 100, RSMo, as amended, all public notices have been given and public hearings held, as required by law.

Secretary, City Plan Commission

Approved as to form and legality:

Emalea Black
Associate City Attorney

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

220746

LEGISLATIVE FISCAL NOTE	LEGISLATION NUMBER:	220746
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LEGISLATION IN BRIEF:

The legislation approves the Front Street Infill PIEA General Development Plan on approximately 88 acres (20 parcels), in an area generally bordered by the Missouri river on the north, railroad tracks on the south, I-435 on the east and Chouteau Trafficway on the west. The plan is a scatter-site plan, and is only applicable to real property specifically deccribed in Section 1. The legislation declares the area to be blighted and in need of rehabilitation.

What is the purpose of this legislation?

for the purpose of editing, repealing, or creating a provision in the city's code of ordinances; or for stating non-monetary support. This Fiscal note should be blank

Sections 01-04 should be blank. See section 00 for more information	<input type="text" value="NO"/>	Yes/No
	<input type="text" value="NO"/>	Yes/No
	<input type="text" value="NO"/>	Yes/No
	<input type="text" value="NO"/>	Yes/No

Section 00: Notes:

The Front Street Infill PIEA General Development Plan will allow for individual redevelopment projects to receive tax incentives. Due to the area's designation as a Continuously Distressed Census Tract, the level of incentives may exceed the limits specified in ordinance 160383. Projects may be eligible for up to 25 years of full tax abatement, with only the land value being subject to ad valorem taxes during the first 10 years. Projects may also receive a sales tax exemption on construction materials. Each project will undergo a financial analysis prior to incentives being awarded. PIEA approves incentives through its board, however other elements of the projects (design standards, etc.) will require council approval.

FINANCIAL IMPACT OF LEGISLATION

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

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23 BUD	FY 23-24 EST

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

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23 BUD	FY 23-24 EST

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

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23 BUD	FY 23-24 EST

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

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

FUND	FUND NAME	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	All Outyears
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
	TOTAL REV	-	-	-	-	-	-	-

FUND	FUND NAME	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	All Outyears
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File #: 220747

ORDINANCE NO. 220747

Approving the Historic Northeast Lofts PIEA General Development Plan on about 22 acres (3 parcels), generally located at the southeast corner of Independence Avenue and Hardesty Avenue. (CD-CPC-2022-00064)

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (“Authority”) did prepare or cause to be prepared the Historic Northeast Lofts PIEA General Development Plan and recommended that the Council approve the finding of blight and approve the General Development Plan for the area; and

WHEREAS, the City Plan Commission has reviewed and recommended approval of the finding of blight of the Historic Northeast Lofts PIEA General Development Plan on June 21, 2022, as evidenced by its disposition of the case and its written recommendations submitted to the City; and

WHEREAS, Section 100.400, RSMo, authorizes the Council to make a finding that an area is a blighted area and approve a general development plan for such area if the Council finds that the plan is feasible and in conformity with the general plan for the development of the community as a whole; and

WHEREAS, on October 6, 2016, the City did pass Second Committee Substitute for Ordinance No. 160383, as amended, which Ordinance No. 160383, as amended, enacted guidelines on the City’s use of abated and exempted real property taxes in funding economic development projects; and

WHEREAS, Section 9 of Ordinance No. 160383, as amended, provides that notwithstanding the guidelines set forth therein, the Council retains its discretion to authorize the capture and redirection, or abatement or exemption, in whole or in part, of ad valorem real property taxes to the full extent authorized by any provision of law; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares the area of approximately 22 acres (3 parcels) generally located in at the southeast corner of Independence Avenue and Hardesty Avenue, and more specifically described by metes and bounds on Exhibit A attached hereto and incorporated herein by reference, to be a blighted area as defined in Section 100.310, RSMo, and more specifically finds that there is a predominance of defective and inadequate street layout, insanitary and unsafe conditions, deterioration of site improvements, and the existence of

conditions which endanger life and property by fire and other causes in such planning area and as a result of the predominance of those conditions the planning area in its present condition and use constitutes an economic and social liability and a serious menace to the public health, safety, morals, and welfare.

Section 2. That the Historic Northeast Lofts PIEA General Development Plan prepared by the Authority and recommended to the Council is intended to and shall affect and be applicable to only the real property specifically described in Section 1 above and is hereby approved. A copy of said General Development Plan is attached to this ordinance and is made a part hereof.

Section 3. That the Council has duly made the findings necessary for compliance with Section 100.300-100.620, RSMo.

Section 4. That the General Development Plan is hereby found to be feasible and in conformance with the general plan for the development of the community as a whole.

Section 5. That the ad valorem tax exemption benefits as authorized in Section 100.570, RSMo, are hereby extended to the plan area to the extent and in the manner as provided for in said General Development Plan, and subject to the execution of a development agreement with the Planned Industrial Expansion Authority of Kansas City, Missouri, and the developer.

Section 6. That pursuant to Section 9 of Second Committee Substitute for Ordinance No. 160383, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by Section 100.570, RSMo with respect to any project qualifying for Jobs-Based or Site-Based “High Impact” designation as determined by the AdvanceKC Scorecard, derived from the City Council’s Economic Development and Incentive Policy, or located in a severely distressed census tract that has continuously maintained such status for not less than ten (10) years immediately prior to the effective date of the request.

..end

I hereby certify that as required by Chapter 100, RSMo, as amended, all public notices have been given and public hearings held, as required by law.

Secretary, City Plan Commission

Approved as to form and legality:

Emalea Black
Associate City Attorney

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

220747