



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, October 14, 2025

12:30 PM

26th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

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

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

Public Testimony is Limited to 2 Minutes

FIRST READINGS

BEGINNING OF CONSENTS

Director of City Planning & Development

250866 Sponsor: Director of City Planning and Development Department

Approving the plat of Hill Creek Commons, an addition in Platte County, Missouri, on approximately 54 acres generally located at the southwest corner of North Line Creek Parkway and Northwest Old Stagecoach Road, creating 3 lots and 8 tracts for the purpose of multi-unit residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00026)

Director of City Planning & Development

250867 Sponsor: Director of City Planning and Development Department

Approving the plat of East Campus Phase 02/03, an addition in Jackson County, Missouri, on approximately 86 acres generally located at the northeast corner of 150 Highway and Botts Road, creating eight (8) lots and four (4) tracts for the purpose of an industrial and office development; accepting various easements; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00012)

END OF CONSENTS

HEALTH DEPARTMENT

Director of Health

250842 Sponsor: Director of Health Department

Accepting and approving a \$90,000.00 grant award amendment from the University of Kansas for the Aim4Peace Program's injury prevention and control research activities; estimating and appropriating \$90,000.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

Director of Housing and Community Development

250869

Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Housing Trust Fund Advisory Board for additional funding in the amount of \$292,186.00 to the 29th & Belleview Townhomes project developed by Hispanic Economic Development Corporation located at 2909 Belleview Avenue; reducing existing appropriations of the Housing Trust Fund, Fund No. 2490, by \$292,186.00 and appropriating the same; authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements in accordance with this Ordinance; and designating requisitioning authority.

Director of Housing and Community Development

250870

Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Housing Trust Fund Advisory Board for additional funding in the amount of \$1,000,000.00 to the Jazz Hill Homes project developed by Flaherty & Collins Development, LLC, located on the 900 and 1000 blocks of Paseo Boulevard; reducing existing appropriations of the Housing Trust Fund, Fund No. 2490 by \$1,000,000.00 and appropriating the same; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements in accordance with this Ordinance.

COUNCIL

Patterson Hazley

250881

Sponsor: Councilmember Melissa Hazley Patterson

RESOLUTION - Directing the City Manager to enter into negotiations with Neighborhood Legal Support of Kansas City to establish a pilot program providing legal services to neighborhoods to identify dangerous structures in the City that can be adequately repaired, spare such properties from demolition and other City abatement costs and convert the same to quality, affordable housing.

Parks-Shaw

250887

Sponsor: Mayor Pro Tem Ryana Parks-Shaw

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

CITY PLANNING AND DEVELOPMENT DEPARTMENT

Director of City Planning & Development

[250843](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 21 acres generally located at the southeast corner of Northeast 108th Street and Northeast Shoal Creek Parkway from District R-7.5 to District R-80 to allow the property owner to seek a special use permit for an athletic field. (CD-CPC-2025-00095)

Director of City Planning & Development

[250850](#) Sponsor: Director of City Planning and Development Department

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

Director of City Planning & Development

[250857](#) Sponsor: Director of City Planning and Development Department

Approving an amendment to the Gashland/Nashua Area Plan on about 14 acres generally located at the northwest corner of N.E. Barry Road and N. Prospect Avenue by changing the recommended land use from residential low density to residential high density for the Bungalows at Maple Woods residential development. (CD-CPC-2025-00081)

Director of City Planning & Development

[250858](#) Sponsor: Director of City Planning and Development Department

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

Director of City Planning & Development

[250859](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.11 acres generally located at 4250 St. John Avenue from District R-2.5 to District B3-1 to allow the property owner to apply for a special use permit for a motor vehicle repair facility at the site. CD-CPC-2025-00118.

Director of City Planning & Development

250860 Sponsor: Director of City Planning and Development Department

Approving an amendment to the Truman Plaza Area Plan on about 0.11 acres generally located at 4250 St. John Avenue, by changing the recommended land use from residential urban low density to mixed-use neighborhood. (CD-CPC-2025-00119)

Director of City Planning & Development

250861 Sponsor: Director of City Planning and Development Department

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

Director of City Planning & Development

250865 Sponsor: Director of City Planning and Development Department

Approving the petition to establish the Maple Park Community Improvement District; establishing the Maple Park Community Improvement District generally bounded by Northeast 50th Street to the north, North Randolph Road to the east, Northeast 48th Street to the south and North Winchester Avenue to the west in Kansas City, Clay County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Director of City Planning & Development

250868 Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about 62 acres to allow additional permitted uses in District B3-3/R-2.5, R-1.5, and R-6 generally located west of I-29 and north of NW Barry Road in the commercial area known as Zona Rosa. (CD-CPC-2025-00108)

Director of City Planning & Development

[250871](#) Sponsor: Director of City Planning and Development Department

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

Held until 10.21.2025

Director of City Planning & Development

[250872](#) Sponsor: Director of City Planning and Development Department

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

Director of City Planning & Development

[250873](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.15 acres generally located 150 feet north of the intersection of West 36th Street and Baltimore Avenue from District R-6 to District R-1.5 to allow for a multi-unit house. (CD-CPC-2025-00109)

Director of City Planning & Development

[250874](#) Sponsor: Director of City Planning and Development Department

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

Director of City Planning & Development

[250875](#) Sponsor: Director of City Planning and Development Department

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

Director of City Planning & Development

[250876](#) Sponsor: Director of City Planning and Development Department

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

Director of City Planning & Development

[250877](#) Sponsor: Director of City Planning and Development Department

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

Director of City Planning & Development

[250878](#) Sponsor: Director of City Planning and Development Department

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

HELD IN COMMITTEE

Director of City Planning & Development

[250794](#) Sponsor: Director of City Planning and Development Department

Approving the plat of KCI Logistics Parks Third Plat, an addition in Platte County, Missouri, on approximately 430 acres generally located at the southwest corner of North Winan Road and Highway 92, creating two lots for the purpose of industrial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00025)

Director of City Planning & Development

250834 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 14 acres generally located at the northwest corner of N.E. Barry Road and N. Prospect Avenue from Districts R-80 and R-0.5 to District R-1.5 and approving a development plan, also serving as a preliminary plat, to allow for single- and two-unit residential buildings. (CD-CPC-2025-00080 and CD-CPC-2025-00082)

ADDITIONAL BUSINESS

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

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

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

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

Adjournment



File #: 250866

ORDINANCE NO. 250866

Sponsor: Director of City Planning and Development Department

Approving the plat of Hill Creek Commons, an addition in Platte County, Missouri, on approximately 54 acres generally located at the southwest corner of North Line Creek Parkway and Northwest Old Stagecoach Road, creating 3 lots and 8 tracts for the purpose of multi-unit residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00026)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Hill Creek Commons, 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 Water Services is hereby authorized to execute a Covenant to Maintain Stormwater and BMP 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 facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Platte County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on September 17, 2025.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250866

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving the plat of Hill Creek Commons, an addition in Platte County, Missouri, on approximately 54 acres generally located at southwest corner of North Line Creek Parkway and Northwest Old Stagecoach Road, 3 lots and 8 tracts for the purpose of multi-unit residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00026)

Discussion

The request is for approval of a Final Plat in District R-7.5 on approximately 54 acres, generally located at the southwest corner of North Line Creek Parkway and Northwest Old Stagecoach Road. The plat creates three lots and eight tracts to accommodate a multi-unit residential development, consisting of 283 units.

This use was previously approved under Case No. CD-CPC-2024-00164, which served as the Preliminary Plat. The approved preliminary plat established a residential development of single-unit detached homes designed as a for-rent product, with the Development Plan allowing multiple homes per lot.

The Final Plat also proposes the construction and dedication of Northwest 90th Street, extending it from its current terminus west to connect with Line Creek Parkway. All other streets within the development will be private.

The proposed Final Plat conforms to the approved Preliminary Plat and complies with the lot and building standards of Section 88-110 of the Zoning and Development Code.

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

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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

2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development of new growth.
 - ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
 - ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
 - ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
 - ☐

Prior Legislation

CD-CPC-2024-00164 – Ordinance 250046, approved a 283-unit residential development plan and rezoned the site to District R-7.5 (residential) on about 56 acres generally located at N. Line Creek Parkway and NW Old Stagecoach Road, approved January 30, 2025.

Service Level Impacts

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

Other Impacts

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

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

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

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

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

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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



File #: 250867

ORDINANCE NO. 250867

Sponsor: Director of City Planning and Development Department

Approving the plat of East Campus Phase 02/03, an addition in Jackson County, Missouri, on approximately 86 acres generally located at the northeast corner of 150 Highway and Botts Road, creating eight (8) lots and four (4) tracts for the purpose of an industrial and office development; accepting various easements; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00012)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of East Campus Phase 02/03, a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

Section 3. That the Director of Water Services is hereby authorized to execute a Covenant to Maintain Stormwater and BMP Agreement and Covenant to Maintain Private Water Mains, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 4. 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 5. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Jackson County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on August 20, 2025.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250867

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving the plat of East Campus Phase 02, an addition in Jackson County, Missouri, on approximately 86 acres generally located at the northeast corner of 150 Hwy and Botts Road, creating one (1) lot and three (3) tracts for the purpose of a nonresidential development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00012)

Discussion

The request is to consider approval of a Final Plat in District MPD on about 86 acres generally located at the northeast corner of 150 Hwy and Botts Road. This use was approved by Case No. CD-CPC-2023-00150 which served as the Preliminary Plat. The Preliminary Plat proposed for about 2.5 million square foot of office, administrative, commercial, and manufacturing, including a substation on seven (7) lots and four (4) tracts in two (2) phases. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of the controlling MPD plan.

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

This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-120 of the Zoning and Development Code.

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

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no direct fiscal impact as it is only authorizing the subdivision of private property.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

CD-ROW-2025-00010 - Ordinance No. 250805 is proposed to vacate Colorado Avenue and the Plat of Hawthorne Park in District MPD (Master Planned Development) on about 13 acres generally located at Colorado Avenue north of Highway 150. This case is before the Neighborhood Planning and Economic Development Committee on September 16, 2025.

Case No. CLD-FnPlat-2024-00001 - Ordinance No. 240206 passed by City Council on February 29, 2024, approved a final plat in District MPD on about 35 acres generally located at the northeast corner of Botts Road and Highway 150, allowing for the creation of one (1) lot and four (4) tracts.

Case No. CD-CPC-2024-00151 - East Campus Bldg. 201 MPD Final Plan - A request to approve an MPD Final Plan in District MPD (Master Planned Development) to allow for 155,000 square foot office building as part of phase 1, generally located at the northeast corner of 150 Hwy and Botts Road.

Case No. CD-CPC-2021-00109 - Ordinance No. 220378 approved a development plan which also served as a preliminary plat in Districts M2-2 and M3-5 to allow for 2.5 million square foot of office, commercial and warehouse development on 12 lots and two (2) tracts, on about 256 acres, generally located at the northeast corner of MO Route 150 and Botts Road.

Service Level Impacts

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

Other Impacts

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

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

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

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

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

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

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 250842

ORDINANCE NO. 250842

Sponsor: Director of Health Department

Accepting and approving a \$90,000.00 grant award amendment from the University of Kansas for the Aim4Peace Program's injury prevention and control research activities; estimating and appropriating \$90,000.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, Aim4Peace will support the implementation of the hospital violence prevention program with Missouri hospital sites and engage youth residing in Missouri; and

WHEREAS, Aim4Peace will provide services and support to patients in the hospital due to intentional-injury and then will continue to offer follow-up support after their discharge from the hospital; and

WHEREAS, Aim4Peace will also serve as a liaison to Missouri schools and community organizations to provide outreach and mediation supports to youth participants; NOW, THEREFORE

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a grant award amendment in the amount of \$90,000.00 between the City of Kansas City, Missouri, acting through its Director of Health, and the University of Kansas (KU), whereby KU will provide funding to support the Health Department's Aim4Peace Program within Kansas City, is hereby accepted and approved. A copy of the grant award agreement, in substantial form, is on file with the Director of Health.

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

26-2480-500001-472700-G50507925	Injury Prevention and Control	\$90,000.00
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Section 3. That the sum of \$90,000.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following account:

26-2480-505079-A-G50507925	Injury Prevention and Control	\$90,000.00
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Section 4. That the Director of Health is designated as requisitioning authority for Account No. 26-2480-505079-A-G50507925 and is hereby authorized to expend the sum of \$90,000.00 from funds previously appropriated in the account to fund the agreement.

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

..end

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

William Choi
Interim Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250842

Submitted Department/Preparer: Health

Revised 6/10/24

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

Executive Summary

Accepting and approving a \$90,000.00 grant award amendment from the University of Kansas for injury prevention and control research; estimating and appropriating \$90,000.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Discussion

The University of Kansas has been awarded a grant, with Aim4Peace serving as a sub-awardee. Aim4Peace has established its violence prevention program in two Level One trauma centers in Kansas City. This funding supports ongoing work in those hospitals while expanding efforts to provide extended follow-up and support for survivors of violence. It also focuses on engaging high-risk youth who have dropped out of school and are at elevated risk of victimization.

As part of this initiative, Aim4Peace will help implement the hospital-based violence prevention program at Missouri hospital sites and connect with youth living in Missouri. The program will deliver services and supports to patients hospitalized for intentional injuries and continue follow-up care after discharge. In addition, Aim4Peace will partner with Missouri schools and community organizations to provide outreach, mediation, and ongoing support for youth participants.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
2480-Health Grants Fund

3. How does the legislation affect the current fiscal year?
Estimates and Appropriates funds
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Leverage outside funding

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

N/A

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Public Safety (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☒ Engage the community and community partners to reimagine the system of public safety with a focus on evidence-based approaches for crime prevention, treatment of mental health, emergency response time, and the criminal justice system.
 - ☐ Focus on violence prevention among all age groups, placing an emphasis on youth.
 - ☐ Increase fairness, justice, and responsiveness of our municipal criminal justice system to support the best possible outcome for offenders and victims of crime.

- ☐ Reduce recidivism through prevention, deterrence, including detention, and re-entry services.
- ☐ Enhance employee recruitment, succession planning, and retention in the police and fire departments with a continued emphasis on diversity.
- ☐

Prior Legislation

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

Service Level Impacts

KPIs: A active caseload of about 20 high risk youth will be maintained and provided case management services. Additionally, an active caseload will be maintained of about 20 persons that have been shot, stabbed, and or received blunt force trauma will receive case management services.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The potential health impacts for affected groups include a significant reduction in violence among populations that are disproportionately impacted. Certain demographics experience higher rates of violence, which can contribute to long-term physical, emotional, and social harm. By addressing these disparities, the program will help decrease rates of injury, trauma, and related health complications while also reducing the burden on healthcare and emergency systems. In addition, providing prevention strategies, alternatives, and support will promote safer environments, improve mental health outcomes, and strengthen overall community well-being.
2. How have those groups been engaged and involved in the development of this ordinance?
Community leaders, neighborhood associations, and local organizations have advocated for the expansion of Aim4Peace and shared their priorities with council representatives, ensuring the ordinance reflects the needs of impacted groups.
3. How does this legislation contribute to a sustainable Kansas City?
By offering alternatives to violence, case management, and long-term support, the legislation reduces harm, strengthens community resilience, and promotes safer, healthier neighborhoods.

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

NA

Click or tap here to enter text.

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

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

Please provide reasoning why not:

No subcontracting

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

No(Press tab after selecting)

NA

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

No(Press tab after selecting)



Legislation Text

File #: 250869

ORDINANCE NO. 250869

Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Housing Trust Fund Advisory Board for additional funding in the amount of \$292,186.00 to the 29th & Belleview Townhomes project developed by Hispanic Economic Development Corporation located at 2909 Belleview Avenue; reducing existing appropriations of the Housing Trust Fund, Fund No. 2490, by \$292,186.00 and appropriating the same; authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements in accordance with this Ordinance; and designating requisitioning authority.

WHEREAS, on December 20, 2018, by Committee Substitute for Ordinance No. 180719, the City Council established the Housing Trust Fund to implement neighborhood revitalization, housing development, and preservation projects proposed by the City and in coordination with private developers that are undertaking projects in alignment with the City's Housing policy; and

WHEREAS, on November 4, 2021, the City Council passed Ordinance No. 210873 establishing the Housing Trust Fund Board to review applications, with reporting requirements, and funding allocation direction and prioritization of fund use; and

WHEREAS, on December 16, 2024, the Housing Trust Fund Board adopted a Budget Modification Policy in response to increases in construction costs and or supply chain disruptions, allowing previously awarded projects to make a one-time additional funds request; and

WHEREAS, Hispanic Economic Development Corporation proposed the 29th & Belleview Townhomes project, an affordable housing development project at 2909 Belleview Avenue, creating nine new affordable townhomes for eligible homebuyers; and

WHEREAS, Hispanic Economic Development Corporation was awarded \$360,000.00 through Ordinance No. 230084 under Round 2 of the Housing Trust Fund program; and

WHEREAS, the Developer subsequently identified a need for additional funding due to increases in construction labor and construction material and the Housing Trust Fund Board voted unanimously on September 22, 2025, to grant this additional funding request to the Developer; and

WHEREAS, the modified investment for the 29th & Belleview Townhomes project is \$652,186.00, or 15% of the reported total development cost for the project; and

WHEREAS, pursuant to Ch. 2, Art. XI, Div. 4, §2-1693(4)(b) of the Municipal Code, the maximum award given to non-profit developers is 15% percent for a grant; and

WHEREAS, the Housing Trust Fund Board desires to encourage the Developer to carry out the project; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the budget modification recommendation of the Housing Trust Fund Advisory Board, granting 29th & Belleview Townhomes an additional \$292,186.00 due to increased construction costs and inflationary pressures that negatively impacted the project's feasibility, is hereby accepted.

Section 2. That the appropriation in the following account of the Housing Trust Fund, Fund No. 2490, is hereby reduced by the following amount:

26-2490-555996-B-55BUDGET	Budget Integration Account	\$292,186.00
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Section 3. That the sum of \$292,186.00 is hereby appropriated from the Unappropriated Fund Balance of the Housing Trust Fund, Fund No. 2490, to the following account:

26-2490-555996-619080-55BELLEHTF	HEDC – 29th Belleview Townhomes	\$292,186.00
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Section 4. That the Manager of Procurement Services is authorized to execute the necessary documents to amend the aforementioned funding agreements and expend up to \$292,186.00 from the funds appropriated in the Housing Trust Fund herein.

Section 5. That the Director of the Housing and Community Development Department is designated requisitioning authority for Account No. 26-2490-555996.

..end

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

William Choi
Interim Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250869

Submitted Department/Preparer: Housing

Revised 6/10/24

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

Executive Summary

Accepting the recommendation of the Housing Trust Fund Advisory Board for additional funding in the amount of \$292,186.00 to the 29th & Belleview Townhomes project developed by Hispanic Economic Development Corporation located at 2909 Belleview Avenue; reducing existing appropriations of the Housing Trust Fund, Fund No. 2490 by \$292,186.00 and appropriating the same; authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements in accordance with this Ordinance; and designating requisitioning authority.

Discussion

The Housing Trust Fund Advisory Board awarded funds to the Hispanic Economic Development Corporation under Round 2 of the Housing Trust Fund program to support the development of the Bellview Townhomes project, an affordable housing development project creating 9 new units of affordable housing.

This ordinance grants the Hispanic Economic Development Corporation an additional \$292,186.00 of funding due to increases in construction labor and material costs affected by inflationary pressures.

The Housing Trust Fund Advisory Board voted to approve this additional funding on September 22, 2025.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?
Housing Trust Fund
26-2490-555996-B-55BUDGET

3. How does the legislation affect the current fiscal year?
This legislation allocates previously appropriated funds from the Housing Trust Fund to the 29th and Bellevue Townhome project.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
This is a one time cost.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
N/A

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

- ☒ Ensure all residents have safe, accessible, quality housing by reducing barriers.
- ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Ordinance No. 180719; Ordinance 210873; Ordinance No. 230084

Service Level Impacts

N/A

Other Impacts

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

Total Number of Units This legislation will support a project to create nine new housing units.

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

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 250870

ORDINANCE NO. 250870

Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Housing Trust Fund Advisory Board for additional funding in the amount of \$1,000,000.00 to the Jazz Hill Homes project developed by Flaherty & Collins Development, LLC, located on the 900 and 1000 blocks of Paseo Boulevard; reducing existing appropriations of the Housing Trust Fund, Fund No. 2490 by \$1,000,000.00 and appropriating the same; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements in accordance with this Ordinance.

WHEREAS, on December 20, 2018, by Committee Substitute for Ordinance No. 180719, the City Council established the Housing Trust Fund to implement neighborhood revitalization, housing development, and preservation projects proposed by the City and in coordination with private developers that are undertaking projects in alignment with the City's Housing policy; and

WHEREAS, on November 4, 2021, the City Council passed Ordinance No. 210873 establishing the Housing Trust Fund Board to review applications, with reporting requirements, and funding allocation direction and prioritization of fund use; and

WHEREAS, on December 16, 2024, the Housing Trust Fund Board adopted a Budget Modification Policy in response to increases in construction costs and or supply chain disruptions, allowing previously awarded projects to make a one-time additional funds request; and

WHEREAS, Flaherty & Collins proposed Jazz Hill Homes, an affordable housing development project on the 900 and 1000 blocks of Paseo Boulevard, revitalizing ten historic buildings and providing 181 units of affordable housing; and

WHEREAS, Flaherty & Collins was awarded \$1,000,000.00 through Ordinance No. 230962 under Round 3 of the Housing Trust Fund program to support the development of Jazz Hill Homes; and

WHEREAS, the Developer subsequently identified a need for additional funding due to structural issues attributed to the historic nature of the buildings and adverse events that have negatively impacted the project, and the Housing Trust Fund Board voted unanimously on September 22, 2025, to grant this additional funding request to the Developer; and

WHEREAS, the Housing Trust Fund Board desires to encourage the Developer to carry out the project; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the budget modification recommendation of the Housing Trust Fund Advisory Board, granting Jazz Hill Homes an additional \$1,000,000.00 due to structural issues which led to increased construction costs, is hereby accepted.

Section 2. That the appropriation in the following account of the Kansas City Housing Trust Fund, Fund No. 2490, is hereby reduced by the following amount:

26-2490-555996-B-55BUDGET	Budget Integration Account	\$1,000,000.00
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Section 3. That the sum of \$1,000,000.00 is hereby appropriated from the Unappropriated Fund Balance of the Kansas City Housing Trust Fund, Fund No. 2490, to the following account:

26-2490-555996-619080-55JAZZHILLHTF	Jazz Hill Homes HTF	\$1,000,000.00
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Section 4. That the Manager of Procurement Services is authorized to execute the necessary documents to amend the aforementioned funding agreements and expend up to \$1,000,000.00 from the funds appropriated in the Kansas City Housing Trust Fund herein.

Section 5. That the Director of the Housing and Community Development Department is designated requisitioning authority for Account No. 26-2490-555996.

..end

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

William Choi
Interim Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250870

Submitted Department/Preparer: Housing

Revised 6/10/24

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

Executive Summary

Accepting the recommendation of the Housing Trust Fund Advisory Board for additional funding in the amount of \$1,000,000.00 to the Jazz Hill Homes project developed by Flaherty & Collins Development, LLC located on the 900 and 1000 blocks of Paseo Boulevard; reducing existing appropriations of the Housing Trust Fund, Fund No. 2490 by \$1,000,000.00 and appropriating the same; authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements in accordance with this Ordinance; and designating requisitioning authority.

Discussion

The Housing Trust Fund Advisory Board awarded funds to Flaherty & Collins Development, LLC under Round 3 of the Housing Trust Fund program to support the development of Jazz Hill Homes, an affordable housing development project providing 181 units of affordable housing.

This ordinance grants Jazz Hill Homes an additional \$1,000,000 of funding due to structural issues attributed to the historic nature of the buildings, which led to increased construction costs. The Housing Trust Fund Advisory Board voted to approve this additional funding on September 22, 2025.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?
Housing Trust Fund
26-2490-555996-B-55BUDGET
3. How does the legislation affect the current fiscal year?

This legislation will allocate funding previously appropriated in the Housing Trust Fund to the Jazz Hill development project.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
This is a one time cost.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

- ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Ordinance No. 180719; Ordinance 210873; Ordinance No. 230962

Service Level Impacts

N/A

Other Impacts

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

Total Number of Units This legislation will help complete a project to successfully preserve 181 units of affordable housing.

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

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

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

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

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 250881

RESOLUTION NO. 250881

Sponsor: Councilmember Melissa Hazley Patterson

RESOLUTION - Directing the City Manager to enter into negotiations with Neighborhood Legal Support of Kansas City to establish a pilot program providing legal services to neighborhoods to identify dangerous structures in the City that can be adequately repaired, spare such properties from demolition and other City abatement costs and convert the same to quality, affordable housing.

WHEREAS, pursuant to Chapter 56, Article V, Kansas City Code of Ordinances, “Dangerous Buildings or Structures,” the City may order dangerous buildings, *i.e.*, those detrimental to the life, health, property, safety or welfare of the public, to be vacated, demolished or repaired, and may abate such conditions at City’s cost if the owner fails to do so; and

WHEREAS, the City incurs substantial costs to abate such dangerous conditions, averaging between over \$8,000.00 and approximately \$16,000.00 per demolition during the last three fiscal years, with associated neglect at such properties often producing repeated calls for service for additional nuisance, property maintenance, illegal dumping and/or trespass violations, for which City regularly incurs separate enforcement and abatement costs; and

WHEREAS, a non-profit law firm, Neighborhood Legal Support of Kansas City (“NLS”) proposed to the City Manager a pilot program for repair of 15 properties in the City with dangerous buildings, at a rate of approximately \$6,000.00 per property, whereby NLS would represent neighborhood associations in Missouri Abandoned Housing Act or other legal proceedings and assist neighborhood associations either to obtain repair by owner or reclaim control of such properties and connect them with a rehabilitation specialist who will repair their dangerous conditions and convert them to quality, owner-occupied, affordable housing; and

WHEREAS, it is in the best interest of the City to spur broader repair of dangerous buildings at a reasonable cost, thereby protecting the public from dangerous conditions and nuisances, reducing blight, minimizing City’s enforcement and abatement costs and preserving affordable housing stock in the City; and

WHEREAS, such a pilot program promises these public benefits at a lower overall cost than City typically expends to abate conditions on dangerous properties, and, if such program is successful, might serve as a model for City to expand those public benefits more broadly throughout the City; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the City Manager is hereby directed to enter into negotiations with Neighborhood Legal Support of Kansas City (NLS) to establish a pilot program for the provision of legal services on behalf of neighborhood associations in the City, whereby NLS will, at a total cost no greater than \$6,000.00 per parcel, identify up to 15 parcels with structure(s) deemed dangerous by the City and, via the Missouri Abandoned Housing Act or other legal remedies, advocate for such neighborhood associations to effectuate the repair of such properties and abatement of all City Code violations and conversion of the same to quality, affordable housing.

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Resolution 250881

Submitted Department/Preparer: Mayor/Council's Office

Revised 6/10/24

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

Executive Summary

Directing the City Manager to enter into negotiations with Neighborhood Legal Support of Kansas City to establish a pilot program providing legal services to neighborhoods to identify dangerous structures in the City that can be adequately repaired, spare such properties from demolition and other City abatement costs and convert the same to quality, affordable housing.

Discussion

Pursuant to Chapter 56, Article V, Kansas City Code of Ordinances, "Dangerous Buildings or Structures," the City may order dangerous buildings, *i.e.*, those detrimental to the life, health, property, safety or welfare of the public, to be vacated, demolished or repaired, and may abate such conditions at City's cost if the owner fails to do so; and

The City incurs substantial costs to abate such dangerous conditions, averaging between over \$8,000.00 and approximately \$16,000.00 per demolition during the last three fiscal years, with associated neglect at such properties often producing repeated calls for service for additional nuisance, property maintenance, illegal dumping and/or trespass violations, for which City regularly incurs separate enforcement and abatement costs.

A non-profit law firm, Neighborhood Legal Support of Kansas City ("NLS") proposed to the City Manager a pilot program for repair of 15 properties in the City with dangerous buildings, at a rate of approximately \$6,000.00 per property, whereby NLS would represent neighborhood associations in Missouri Abandoned Housing Act or other legal proceedings and assist neighborhood associations either to obtain repair by owner or reclaim control of such properties and connect them with a rehabilitation specialist who will repair their dangerous conditions and convert them to quality, owner-occupied, affordable housing.

It is in the best interest of the City to spur broader repair of dangerous buildings at a reasonable cost, thereby protecting the public from dangerous conditions and nuisances, reducing blight, minimizing City's enforcement and abatement costs and preserving affordable housing stock in the City.

Such a pilot program promises these public benefits at a lower overall cost than City typically expends to abate conditions on dangerous properties, and, if such program is successful, might serve as a model for City to expand those public benefits more broadly throughout the City.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
This resolution does not have a fiscal impact
3. How does the legislation affect the current fiscal year?
This resolution does not have a fiscal impact
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Establishment of a Pilot Program may have one-time costs. If the program became permanent the costs would become permanent.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
no

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

The resolution does not appropriate any city funds. The impacts of the program are unknown.

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

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

Service Level Impacts

n/a

Other Impacts

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

n/a

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

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

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

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
n/a

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

No(Press tab after selecting)

n/a

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



File #: 250887

RESOLUTION NO. 250887

Sponsor: Mayor Pro Tem Ryana Parks-Shaw

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

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

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

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

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

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

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

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

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

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250887

Submitted Department/Preparer: Please Select

Revised 6/10/24

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

Executive Summary

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

Discussion

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

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

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

Fiscal Impact

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

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This resolution has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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



Prior Legislation

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

Service Level Impacts

No service level impacts are expected from this review.

Other Impacts

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

3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a review of the Zoning and Development Code

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



Legislation Text

File #: 250843

ORDINANCE NO. 250843

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 21 acres generally located at the southeast corner of Northeast 108th Street and Northeast Shoal Creek Parkway from District R-7.5 to District R-80 to allow the property owner to seek a special use permit for an athletic field. (CD-CPC-2025-00095)

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-1500, Rezoning an area of about 21 acres generally located at the southeast corner of Northeast 108th Street and Northeast Shoal Creek Parkway from District R-7.5 (Residential) to District R-80 (Residential), said section to read as follows:

Section 88-20A-1500. That an area legally described as:

A tract of land located in the Southeast Quarter of Section 30, Township 52 North, Range 32 West, in Kansas City, Clay County, Missouri, being more particularly described as follows: Beginning at the southeast corner of the West Half of the Southeast Quarter of said Section 30; thence North 01°36'23" East, a distance of 807.30 feet, to the point of beginning; thence North 19°11'25" West, a distance of 1517.91 feet, to a point on the south right of way line of N.E. 108th Street, as now exists, and a point of curvature, thence along a curve to the right with an initial tangent bearing of South 55°14'19" West, a radius of 1808.78 feet, an arc length of 652.77 feet, a chord direction of North 65°34'33" East, and a chord distance 649.23 feet; thence South 2°57'31" East, a distance of 240.46 feet; thence South 7°38'14" East, a distance of 324.02 feet; thence South 83°21'28" East, a distance of 117.82 feet; thence South 15°45'55" East, a distance of 54.51 feet; thence South 87°56'57" East, a distance of 307.36 feet; thence South 21°11'35" West, a distance of 1141.65 feet; thence North 89°44'16" West, a distance of 173.94 feet, to the point of beginning. Contains 915,680 sq. ft. or 21.02 acres.

is hereby rezoned from District R-7.5 (Residential) to District R-80 (Residential), all as shown outlined on a map marked Section 88-20A-1500, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250843

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Rezoning an area of about 21 acres generally located at the southeast corner of Northeast 108th Street and Northeast Shoal Creek Parkway from District R-7.5 (Residential) to District R-80 (Residential). (CD-CPC-2025-00095)

Discussion

The applicant is requesting to rezone approximately 21 acres from District R-7.5 to District R-80. The subject site is a single unplatted, vacant parcel totaling 115 acres. This rezoning request does not require an accompanying development plan. Approval of the rezoning would allow the applicant to pursue a Special Use Permit for the development of a sports field classified under the "Sports and Recreation – Participant" use category. Rezoning approval alone will not authorize construction of the sports field; the proposed field will require a separate application for a Special Use Permit which will require staff review, recommendation by the City Plan Commission, and approval by the Board of Zoning Adjustment. The Special Use Permit was submitted July 30, 2025 and is currently under review under Case Number CD-SUP-2025-00027.

Staff Recommendation: Approval

CPC Recommendation: Approval

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is an ordinance authorizing a zoning map amendment on private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing a zoning map amendment on private property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is an ordinance authorizing a zoning map amendment on private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance authorizing a zoning map amendment on private property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Not applicable as this is an ordinance authorizing a zoning map amendment on private property.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

No prior legislation approved by City Council. Two other plans are currently under review.

CD-CPC-2025-00096 – On June 26, 2025, an application for a Project Plan which serves as a Preliminary Plat in current District R-7.5 (residential) and proposed district R-80 (Residential) on about 116 acres generally located at the southeast corner of Northeast 108th Street and Northeast Shoal Creek Parkway, allowing for the creation of 41 residential lots.

CD-SUP-2025-00027 – On July 30, 2025, an application for a Special Use Permits in proposed District R-80 (residential) on about 20 acres generally located on the south side of Northeast 108th Street appropriately 1000 feet east of Northeast Shoal Creek Parkway allowing for creation of a sports field.

Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

Other Impacts

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

Not applicable as this is an ordinance authorizing a zoning map amendment on private property.

Not applicable as this is an ordinance authorizing a zoning map amendment on private property.

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

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

Please provide reasoning why not:

Not applicable as this is an ordinance authorizing a zoning map amendment on private property.

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

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing a zoning map amendment on private property.

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

No(Press tab after selecting)



Legislation Text

File #: 250850

ORDINANCE NO. 250850

Sponsor: Director of City Planning and Development Department

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

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

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

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

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

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

..end

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

William Choi
Interim Director of Finance

Approved as to form:

Abigail Judah
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP#6045

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

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

Discussion

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

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

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

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

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

Related Ordinance No. 241051

Service Level Impacts

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

Other Impacts

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

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

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

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

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

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

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

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

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

No(Press tab after selecting)

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

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



File #: 250857

RESOLUTION NO. 250857

Sponsor: Director of City Planning and Development Department

Approving an amendment to the Gashland/Nashua Area Plan on about 14 acres generally located at the northwest corner of N.E. Barry Road and N. Prospect Avenue by changing the recommended land use from residential low density to residential high density for the Bungalows at Maple Woods residential development. (CD-CPC-2025-00081)

WHEREAS, on January 5, 2012, the City Council by Resolution No. 110952 adopted the Gashland/Nashua Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Gashland/Nashua Area Plan as it affects that area of approximately 14 acres generally located at the northwest corner of N.E. Barry Road and N. Prospect Avenue by changing the recommended land use from residential low density to residential high density; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Map on August 20, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on August 20, 2025, recommend approval of the proposed amendment to Gashland/Nashua Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Gashland/Nashua Area Plan is hereby amended as to the Proposed Land Use Plan and Map for that area of approximately 14 acres generally located at the northwest corner of N.E. Barry Road and N. Prospect Avenue by changing the recommended land use from residential low density to residential high density.

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

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

..end

Resolution No. 250857

Area Plan Amendment

Ordinance No. 250834

Rezoning

Development Plan (Residential)

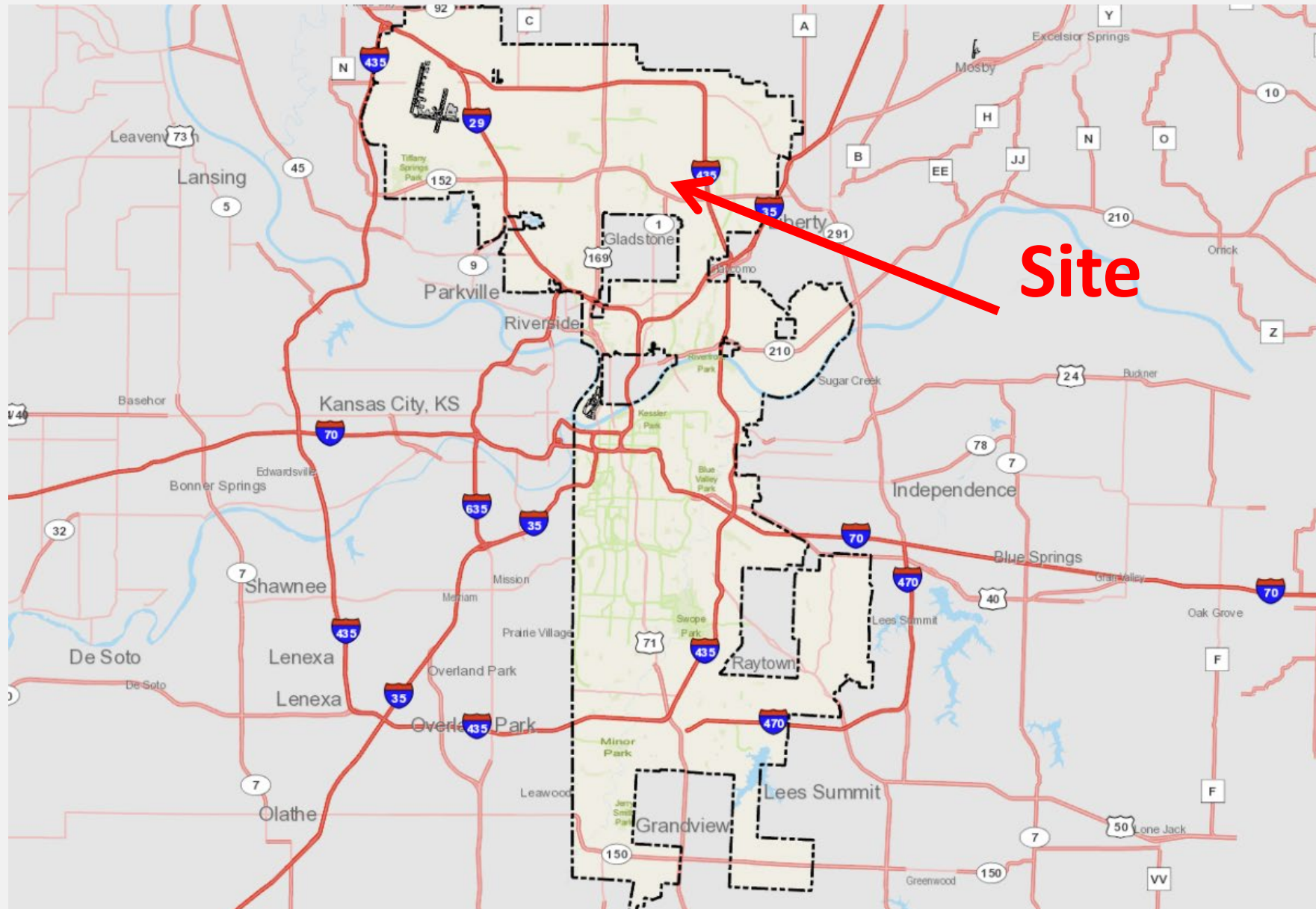
Bungalows at Maple Woods – 8490 & 8600 N Prospect Ave

October 14, 2025

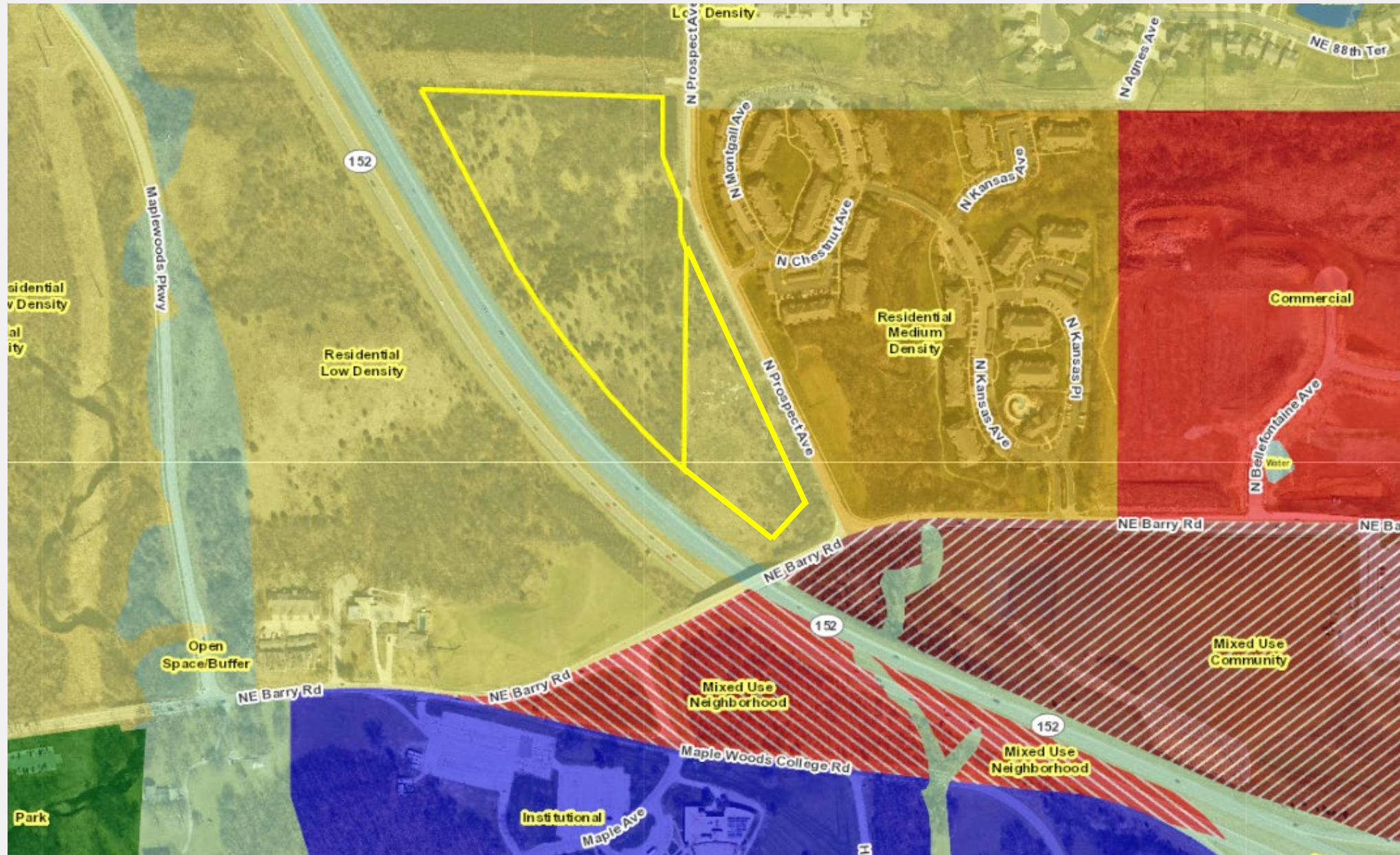
Prepared for

Neighborhood Planning and Development Committee





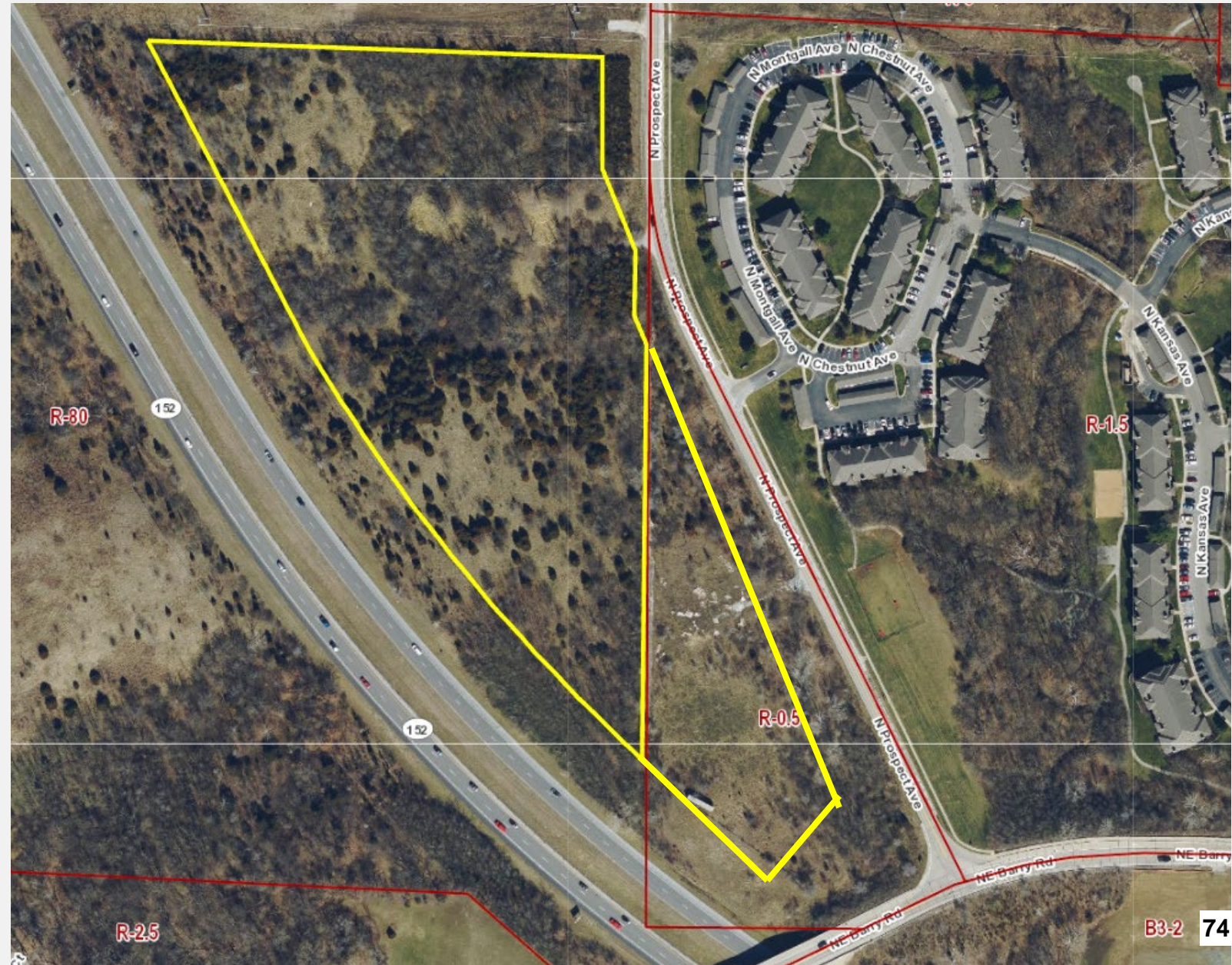




Gashland/Nashua Area Plan

Residential High: Includes small lot single-family development, town homes, duplexes and apartments up to 29 units per acre. This land use classification corresponds with the “R1.5” zoning category.

Request to rezone from R-80 and R-0.5 to R-1.5



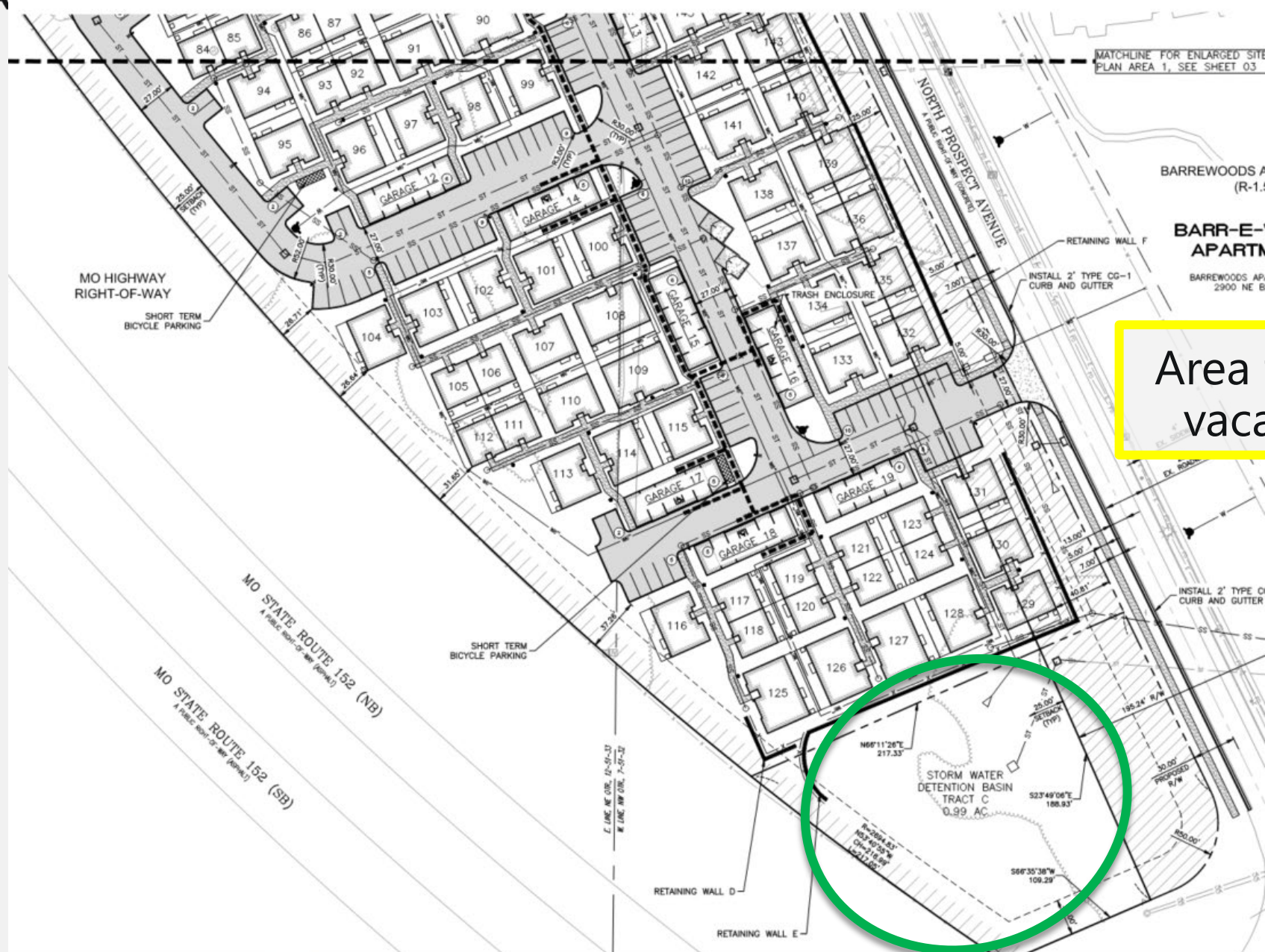
153 single-story units (for rent)

127 buildings

314 parking spaces

1 lot with private internal drives and utilities





Area to be
vacated



REAR



FRONT



FRONT



REAR



REAR



REAR



RIGHT

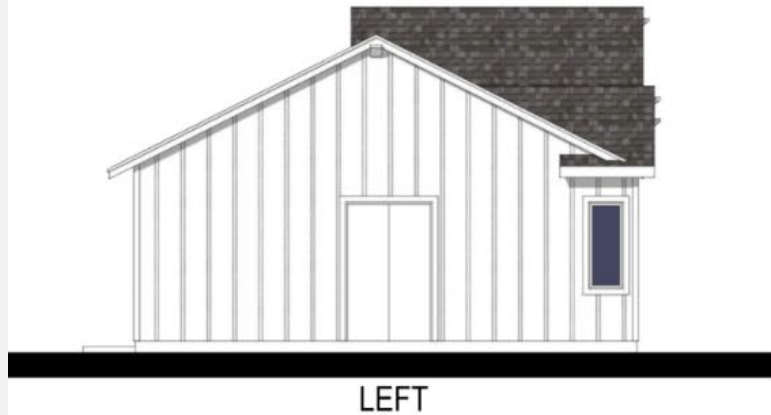
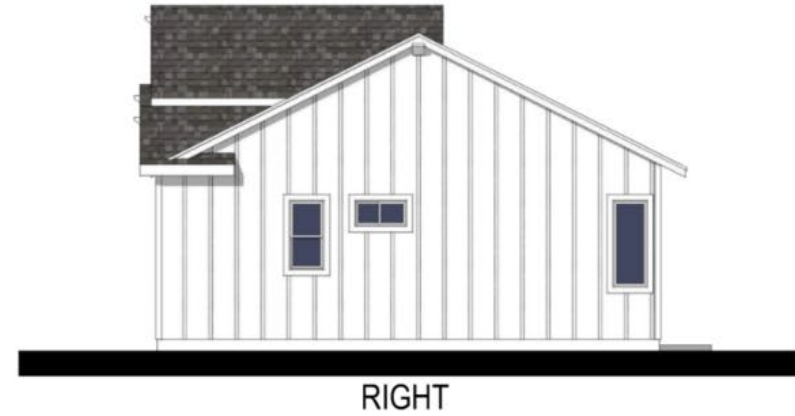


LEFT

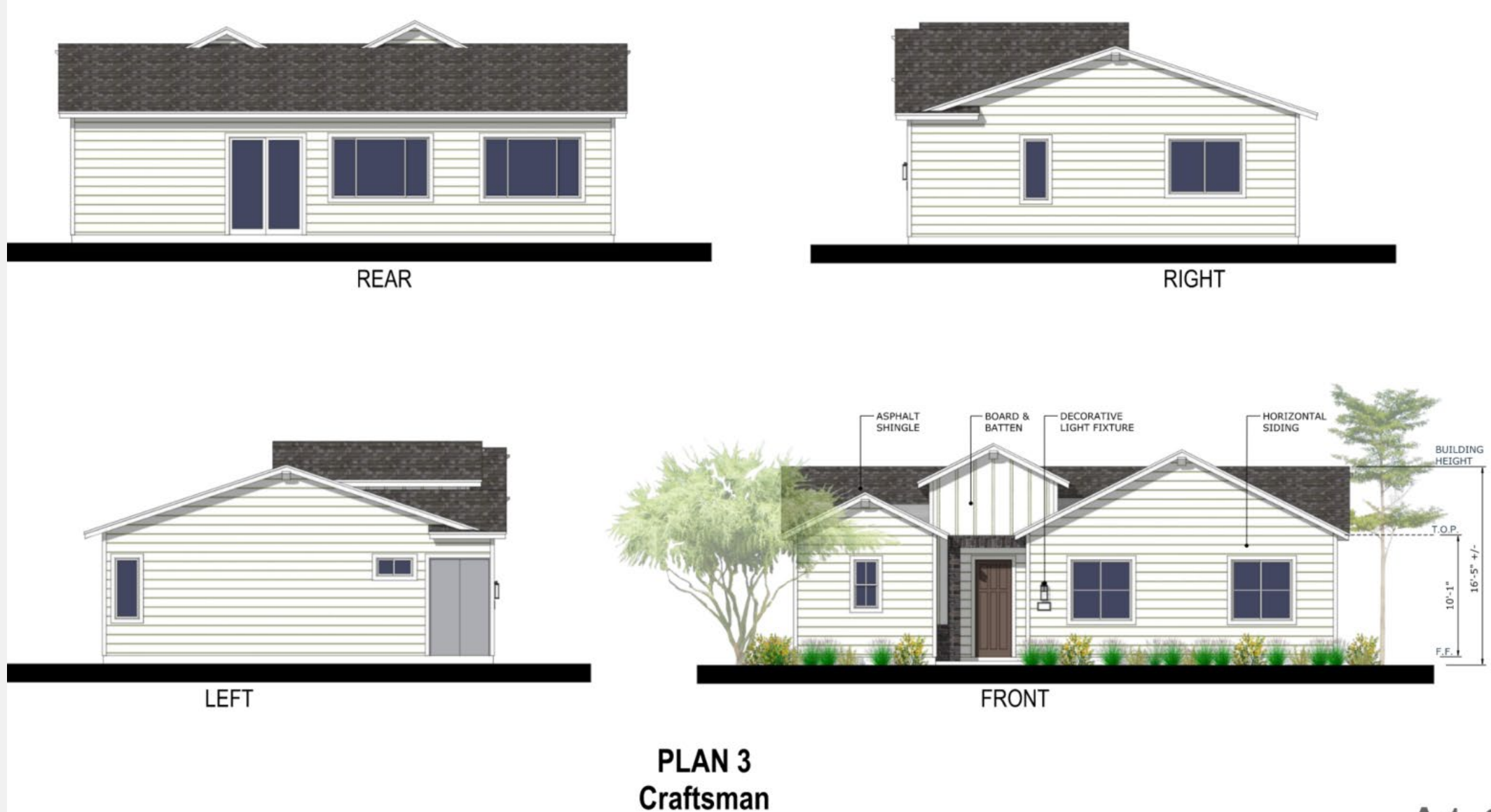


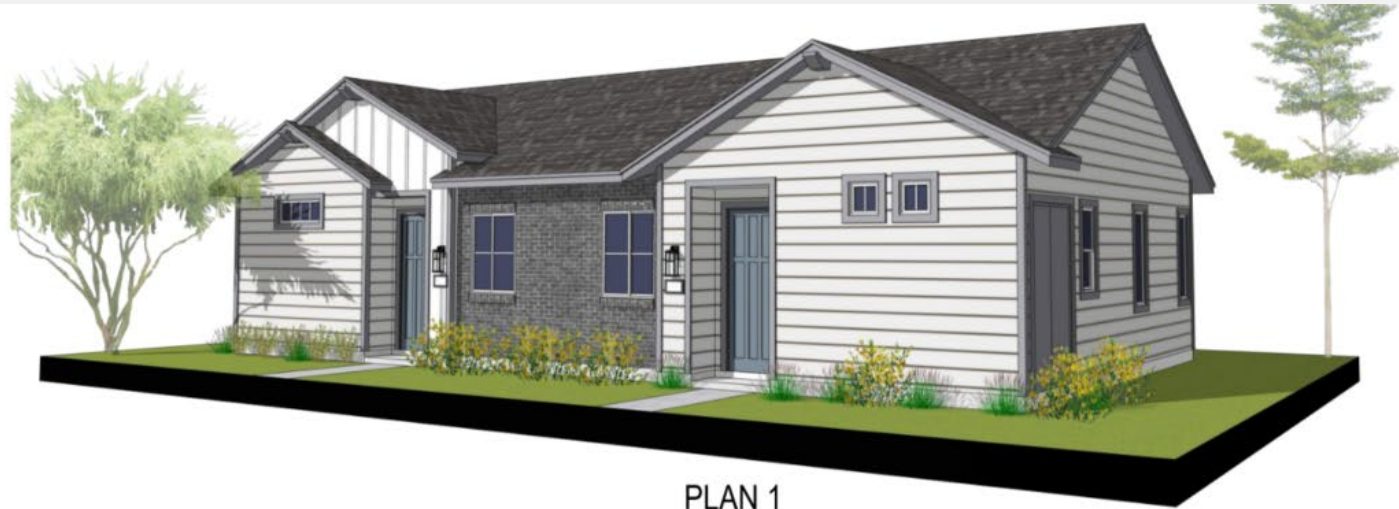
FRONT

PLAN 1 - DUPLEX
Cottage



PLAN 2
Craftsman





PLAN 1



PLAN 2



PLAN 3

PERSPECTIVE VIEWS



Looking north on NE Barry Rd. (Oct 2024)



Looking northwest on N Prospect Ave. (Oct 2024)



Looking south on N Prospect Ave. (Oct 2024)



Looking southeast on HWY 152. (Oct 2024)

Committee Substitute

Condition Modifications

#2. 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 **within each stage of the development, containing approximately 30 units.**

#3 Prior to issuance of the certificate of occupancy for **each stage of construction containing approximately 30 units,** ~~lot within the plat~~ the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.

City Plan Commission & Staff Recommendation

Case No. CD-CPC-2025-00081

Approve

Case No. CD-CPC-2025-00080

Approve

Case No. CD-CPC-2025-00082

Approval with Conditions



File #: 250858

ORDINANCE NO. 250858

Sponsor: Director of City Planning and Development Department

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1505, rezoning an area of about 10.98 acres generally located at 8625 Troost Ave B from District R-2.5 (Residential) to District B1-1 (Neighborhood Business), said section to read as follows:

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

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

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250858

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

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

Discussion

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

City Council Key Points

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

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable - as this is an ordinance authorizing the rezoning of the subject site.

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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

- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

Prior Legislation

None.

Service Level Impacts

None expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable - as this is an ordinance authorizing the rezoning of the subject site
2. How have those groups been engaged and involved in the development of this ordinance?
Section 88-505-12, Public Engagement, does apply to this request. The applicant hosted a meeting on August 27, 2025. A meeting summary is attached to the City Plan Commission staff report.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable - as this is an ordinance authorizing the rezoning of the subject site
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 250859

ORDINANCE NO. 250859

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.11 acres generally located at 4250 St. John Avenue from District R-2.5 to District B3-1 to allow the property owner to apply for a special use permit for a motor vehicle repair facility at the site. CD-CPC-2025-00118.

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-1506, rezoning an area of about 0.11 acres generally located at 4250 St. John Avenue from District R-2.5 (Residential) to District B3-1 (Community Business), said section to read as follows:

Section 88-20A-1506. That an area legally described as:

Belgravia N 72 ft of S 77 ft Lot 13 N 72 ft of E 6.88 ft of S 77 ft Lot 14 N 7ft of E
28 ft of W 43.12 ft of S 77 ft Lot 14 Blk 7.

is hereby rezoned from District R-2.5 (Residential) to District B3-1 (Community Business), all as shown outlined on a map marked Section 88-20A-1506, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Sara Copeland, FAICP

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250859

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Rezoning an area, with an associated area plan amendment, of about 0.11 acres generally located at 4250 St. John Avenue from District R-2.5 (Residential) to District B3-1 (Community Business). CD-CPC-2025-00118.

Discussion

The subject site was originally developed as a service station, which under the 1983 Kansas City Municipal Code was defined as "gasoline and oil, not including motor, body or fender repair work". A gas station did exist here at the time the Certificate of Legal-Nonconforming Use was issued in 1982 (CVLN-1431), but later on was converted to a motor vehicle repair service without entitlement or permits. The property owner was issued a Notice of Violation for conducting general auto repair and vehicle storage in a residential district.

In order to resolve the existing zoning violation, the applicant is asking to rezone to a B3-1, which if approved, would allow for them to apply for a Special Use Permit for motor vehicle repair, general. A Special Use Permit will allow staff to review the building plans and overall site to ensure that the use is in-line with Chapter 88 and the surrounding neighborhood is able to provide their input on this project.

City Council Key Points

- Rezoning from R-2.5 to B3-1.
- Property owner seeks to rezone the property to absolve an existing zoning violation to permit a general motor vehicle repair business on the site.
- The rezoning triggers an area plan amendment for the Truman Plaza Area Plan from residential urban low density, to mixed-use neighborhood.
- City staff recommended denial and the City Plan Commission recommended approval.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable – as this is an ordinance and resolution authorizing the rezoning and area plan amendment of the subject site.
3. How does the legislation affect the current fiscal year?
Not applicable – as this is an ordinance and resolution authorizing the rezoning and area plan amendment of the subject site
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable – as this is an ordinance and resolution authorizing the rezoning and area plan amendment of the subject site
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes the continued operation of the existing business, which may generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance does not have a direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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

- ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- ☒ Ensure quality, lasting development of new growth.
- ☒ Increase and support local workforce development and minority, women, and locally owned businesses.
- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

Prior Legislation

None.

Service Level Impacts

None expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable – as this is an ordinance and resolution authorizing the rezoning and area plan amendment of the subject site
2. How have those groups been engaged and involved in the development of this ordinance?
Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on August 18, 2025. A meeting summary is attached to the City Plan Commission staff report.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable – as this is an ordinance and resolution authorizing the rezoning and area plan amendment of the subject site
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 250860

RESOLUTION NO. 250860

Sponsor: Director of City Planning and Development Department

Approving an amendment to the Truman Plaza Area Plan on about 0.11 acres generally located at 4250 St. John Avenue, by changing the recommended land use from residential urban low density to mixed-use neighborhood. (CD-CPC-2025-00119)

WHEREAS, on January 5, 2012, the City Council by Resolution No. 110976 adopted the Truman Plaza Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Truman Plaza Area Plan as it affects the area of approximately 0.11 acres generally located at 4250 St. John Avenue by changing the recommended land use from residential urban low density to mixed-use neighborhood; and

WHEREAS, the City Plan Commission considered this amendment to the Truman Plaza Area Plan on September 3, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on September 3, 2025, recommend approval of the proposed amendment to the Truman Plaza Area Plan to the City Council; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Truman Plaza Area Plan is hereby amended as to the mixed-use neighborhood for that area described above by changing the recommended land use from residential urban low density to mixed-use neighborhood.

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

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

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250860

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Rezoning an area, with an associated area plan amendment, of about 0.11 acres generally located at 4250 St. John Avenue from District R-2.5 (Residential) to District B3-1 (Community Business). CD-CPC-2025-00118.

Discussion

The property owner of the subject site is seeking to rezone from a R-2.5 to a B3-1 to absolve an existing zoning violation of an illegally established general motor vehicle repair service.

The rezoning triggers an area plan amendment for the Truman Plaza Area Plan from residential urban low density to mixed-use neighborhood.

City Council Key Points

- Rezoning from R-2.5 to B3-1.
- Property owner seeks to rezone the property to absolve an existing zoning violation to permit a general motor vehicle repair business on the site.
- The rezoning triggers an area plan amendment for the Truman Plaza Area Plan from residential urban low density, to mixed-use neighborhood.
- City staff recommended denial and the City Plan Commission recommended approval.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable – as this is an ordinance and resolution authorizing the rezoning and area plan amendment of the subject site.

3. How does the legislation affect the current fiscal year?
Not applicable – as this is an ordinance and resolution authorizing the rezoning and area plan amendment of the subject site
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable – as this is an ordinance and resolution authorizing the rezoning and area plan amendment of the subject site
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes the continued operation of the existing business, which may generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This resolution has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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

- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

Prior Legislation

None.

Service Level Impacts

None expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable – as this is an ordinance and resolution authorizing the rezoning and area plan amendment of the subject site
2. How have those groups been engaged and involved in the development of this ordinance?
Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on August 18, 2025. A meeting summary is attached to the City Plan Commission staff report.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable – as this is an ordinance and resolution authorizing the rezoning and area plan amendment of the subject site
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 250861

ORDINANCE NO. 250861

Sponsor: Director of City Planning and Development Department

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

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

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

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

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250861

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

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

Discussion

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

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

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

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

- ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- ☒ Ensure quality, lasting development of new growth.
- ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

Prior Legislation

210565, 240024, 240979 - City CID policies

Service Level Impacts

This ordinance will have no impact on existing service levels.

Other Impacts

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 250865

ORDINANCE NO. 250865

Sponsor: Director of City Planning and Development Department

Approving the petition to establish the Maple Park Community Improvement District; establishing the Maple Park Community Improvement District generally bounded by Northeast 50th Street to the north, North Randolph Road to the east, Northeast 48th Street to the south and North Winchester Avenue to the west in Kansas City, Clay 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 Maple Park Community Improvement District ("District") as a political subdivision in accordance with Sections 67.1401 through 67.1571, RSMo, otherwise known as the Missouri Community Improvement District Act ("Act"), and which is attached to this ordinance as Exhibit 1, is hereby approved in its entirety.

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

Section 3. That the District shall annually submit its proposed budget, annual report and copies of written resolutions passed by the District's board to the City pursuant to Section 67.1471, RSMo., and Section 74-304 of the City's Code of Ordinances ("Code").

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

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

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250865

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving the petition to establish the Maple Park Community Improvement District; establishing the Maple Park Community Improvement District generally bounded by Northeast 50th Street to the north, North Randolph Road to the east, Northeast 48th Street to the south, and North Winchester Avenue to the west in Kansas City, Clay County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Discussion

This ordinance would approve the petition to establish the Maple Park CID for a 20-year term, unless extended. This CID would not overlap any other CID. The proposed District is composed of one (1) parcel of land containing approximately 13.76 acres.

The District will have the authority to impose a 1% sales tax, which will be used for the construction, and design of improvements associated with the development of approximately 100,000 square feet of industrial warehouse space and approximately 11,000 square feet of retail space, and approximately 5,000 square feet of mixed retail, which includes the construction of public parking facilities, according to the petition.

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

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no direct fiscal impact. However, the department has available appropriations to meet the expenses associated with this CID petition.

Citywide Business Plan (CWBP) Impact

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

- ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- ☒ Ensure quality, lasting development of new growth.
- ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

Prior Legislation

210565, 240024, 240979 - City CID policies

Service Level Impacts

This ordinance will have no impact on existing service levels.

Other Impacts

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

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

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 250868

ORDINANCE NO. 250868

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about 62 acres to allow additional permitted uses in District B3-3/R-2.5, R-1.5, and R-6 generally located west of I-29 and north of NW Barry Road in the commercial area known as Zona Rosa. (CD-CPC-2025-00108)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-3/R-2.5, R-1.5, and R-6 generally located west of I-29 and north of NW Barry Road in the commercial area known as Zona Rosa, and more specifically described as follows:

Sec 12-51-34 SE 1/4 NE 1/4 Zona Rosa 3rd Lot 1 Blk 1.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250868

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a major amendment to a previously approved development plan on about 62 acres to allow additional permitted uses in District B3-3/R-2.5, R-1.5, and R-6 generally located west of I-29 and north of NW Barry Road in the commercial area known as Zona Rosa. (CD-CPC-2025-00108)

Discussion

The proposed major amendment to the previously approved plan does not include physical changes to the plan or the site, only the permitted uses. Permitted uses of retail, restaurant, residential, and office were limited to specific buildings on the previous plan. The proposed amendment will allow all uses permitted in the B3 zoning district, except for a variety of prohibited uses, which are listed on the plan. Some prohibited uses include public/civic uses, commercial uses related to adult businesses, day labor employment agency, pawn shop, short term loan establishment, funeral and interment services, gasoline and fuel sales, mobile vendor park, and all types of vehicle sales and services.

There was no public testimony on this case. CPC voted unanimously to recommend approval.

Fiscal Impact

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

Not applicable as this is an ordinance approving additional uses to an already developed area on a private property.

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

Not applicable as this is an ordinance approving additional uses to an already developed area on a private property.

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

Not applicable as this is an ordinance approving additional uses to an already developed area on a private property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

12651-GP-7 - Ordinance 070178 - Approving an amendment to a previously approved preliminary plan in District GP-3/4 on a 9.84 acre tract of land generally located on the east side of proposed NW Prairie View Road about 1,200 feet north of NW Barry Road. Approved March 1, 2007

Service Level Impacts

None

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
The ordinance will authorize additional uses to sustain an existing commercial shopping area contributing to economic development.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 250871

ORDINANCE NO. 250871

Sponsor: Director of City Planning and Development Department

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

Held until 10.21.2025

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1502, rezoning an area of roughly 15 acres generally located at West 35th Street on the north, Summit Street on the west, Valentine Road on the south and Pennsylvania Avenue on the east from Districts R-1.5 (Residential 1.5), R-5 (Residential 5), R-6 (Residential 6), and UR (Urban Redevelopment) to Districts R-1.5 (Residential 1.5), R-5 (Residential 5), R-6 (Residential 6), UR/HO (Urban Redevelopment/Historic Overlay), said section to read as follows:

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

Lots 13 through 17 and East 12.52 feet of Lot 18, Merine's 2nd Addition. West 26,74 Feet of Lot 19 and All Lots 20 to 24, Merine's 2nd Addition. Lots 1 through 17, Vinewood

Lots 21 through 23, Vinewood

Lots 1 through 12 Block 1, Roanoke

Lots 15 through 27 Block 2, Roanoke

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

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

is hereby rezoned from Districts R-1.5 (Residential 1.5), R-5 (Residential 5), R-6 (Residential 6), and UR (Urban Redevelopment) to Districts R-1.5 (Residential 1.5), R-5 (Residential 5), R-6 (Residential 6), UR/HO (Urban Redevelopment/Historic Overlay), all as shown outlined on a map marked Exhibit A, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20A-1502 thereof.

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

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

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

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

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250871

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

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

Discussion

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

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

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

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

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

No account string to verify.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

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

Prior Legislation

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

Service Level Impacts

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

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes the designation of the area in question to the Kansas City Register of Historic Places (H/O Overlay) which is not expected to have health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance requires public engagement prior to a recommendation from the City Plan Commission. The applicant held a public engagement meeting on August 11, 2025.

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

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

Click or tap here to enter text.

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

Randy Hite
3708 Pennsylvania Ave
Kansas City, MO 64111-2823
(816) 516-1966
randyhitekc@gmail.com

October 13, 2025

Neighborhood Planning and Development Committee
City Hall
414 E. 12th St
Kansas City, MO 64106-2702

Re: Ordinance # 250871 – Norman School Historic District

Dear Members of the Committee,

My name is Randy Hite, and I live at 3708 Pennsylvania Avenue in the Valentine neighborhood, just south of the proposed Norman School Historic District. My husband and I have lived in the neighborhood for 28 years.

I'm writing to express my strong support for the listing of the Norman School Historic District in the Kansas City Register of Historic Places.

Over the last several months, I've spoken with my neighbors who live within the proposed district about the benefits of local historic designation, and I've encouraged them to support this effort.

Our home is a three-story Kansas City Shirtwaist-style house with a red tile roof, built in 1907. We love living in a home that's over 100 years old. It's very similar to the homes in the Norman School Historic District, as they were built around the same time.

When I moved to the neighborhood, I joined the Valentine Neighborhood Association and have been an active member ever since. I learned about its history from fellow members, including how the Association was formed in the 1970s in response to the Kansas City Life Insurance Company's plan to demolish our historic homes using eminent domain.

Thankfully, the neighborhood stood up, fought back at City Hall, and saved our homes from that destruction. But after that, Kansas City Life started buying up properties, becoming a landlord, and occasionally demolishing homes in the neighborhood. The houses they owned were easy to spot—they were often the worst-looking ones on the block, due to poor maintenance and neglect.

A few years ago, Kansas City Life demolished the entire row of Knickerbocker Apartments—several historic six-plex buildings, lining Knickerbocker Place.

These apartments were built in 1909 and were considered luxury living at the time, with amenities like fireplaces and beautiful natural woodwork. They were listed on the National Register of Historic Places in 2003.

Then, just last October, Kansas City Life demolished 23 more historic structures between 33rd and 35th Streets, from Southwest Trafficway to Pennsylvania Avenue. That area is now nearly vacant.

Less than 2 weeks ago, Kansas City Life demolished 4 more buildings, one at 3525 Jefferson, and 3 buildings at 36th St and Summit, right on Southwest Trafficway. Two of those buildings were historic six-plex colonnade apartment buildings that Kansas City is famous for.

This recent wave of destruction is exactly why the Norman School Historic District is now seeking historic designation—to join the surrounding neighborhoods like Coleman Highlands, Roanoke, Volker, and Hyde Park, which already have this local historic protection.

The Norman School neighborhood has the same history and architectural character as its neighboring districts. The only difference between those neighborhoods and this one is simply timing—this district is just now asking for the recognition it has long deserved.

The property demolitions and vacant lots erode the integrity of this historic neighborhood, contributing to reduced property values, increased crime, and urban blight.

Providing our neighborhood with local historic designation would give us a tool to protect our neighborhood from further decline due to demolitions. It would also ensure that future development in the neighborhood aligns with our community values, and fits with the character and style of the historic buildings in the district.

The time to act to strengthen our historic neighborhood is now, and we are asking for your help to do it.

I respectfully urge the Committee to recommend adding the Norman School Historic District to the Kansas City Register of Historic Places.

Respectfully,

Randy Hite

Ordinance No. 250871 - Public Testimony

From Jason Carrigan <jlc64111@gmail.com>

Date Mon 10/13/2025 9:35 AM

To Clerk <Clerk@KCMO.org>

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

James Carrigan

3620 Jefferson Street
Kansas City, MO 64111
(816) 679 – 4271
Email: jlc64111@gmail.com

October 13, 2025

Neighborhood Planning and Development Committee
Kansas City, Missouri City Hall
414 East 12th Street
Kansas City, MO 64106

Re: Ordinance Number: 250871 (Norman School Historic District)
Letter of Support for the Norman School Historic District

Members of the Committee,

I purchased the house at 3620 Jefferson in the Valentine Neighborhood 3 years ago with the intention of restoring it to its original historic beauty. This home was built in 1905 by the Roanoke Homes Company. At the time of the sale, it had been vacant for several years and was in a distressed and dilapidated state. I chose to invest and renovate this home in the Valentine neighborhood because of the beautiful historic shirtwaist and prairie style homes and the vibrancy and diversity of the neighborhood.

However, I was alarmed and disheartened last year at the abrupt demolition of 23 plus homes in Valentine, many of which were recently occupied but had suffered from decades of neglected maintenance. Just last week 4 additional structures were demolished. Three of these were behind our property, and the fourth was half a block up the street from us. The company that has engaged in this ongoing practice has never developed or built on any of their vacant lots except for the one behind their headquarters, which was built in a modern Spanish style and not at all in keeping with the overall character of the surrounding neighborhood.

Large swaths of our neighborhood north of 35th street have already been destroyed. I am speaking out in an effort to preserve what remains of our neighborhood and its historic diversity and integrity. Ongoing property neglect, demolitions and vacant lots not only diminish and compromise the fabric and integrity of the neighborhood, but also contributes to reduced property values, crime and urban blight at a time when we have a shortage of affordable housing and need robust well-planned development.

I strongly support new development that will add affordable housing, that is aligned with the historic style and flavor of existing homes, and that can add interest and investment in the long-standing, unique, and once vibrant Valentine neighborhood. I believe that a defining characteristic of this neighborhood is its historic architecture and believe that historic designation will allow neighborhood input so that any improvement or development preserves its original historic character.

Thank you for allowing me to provide this input into this important decision.

Respectfully,

James Carrigan



File #: 250872

ORDINANCE NO. 250872

Sponsor: Director of City Planning and Development Department

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1507, rezoning an area of about 0.2 acres generally located 200 feet south of the intersection of West 39th Terrace and Broadway Boulevard from District UR (Urban Redevelopment) to District B3-2 (Commercial), said section to read as follows:

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

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

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

is hereby rezoned from District UR (Urban Redevelopment) to B3-2 (Commercial), all as shown outlined on a map marked Section 88-20A-1507, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250872

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

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

Discussion

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

Staff Recommendation: Approval

CPC Recommendation: Approval

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is an ordinance authorizing a rezoning of land.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing a rezoning of land.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is an ordinance authorizing a rezoning of land.

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

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

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

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

Service Level Impacts

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

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing a rezoning of land.
2. How have those groups been engaged and involved in the development of this ordinance?
Rezoning are required by code to host a public engagement meeting. A public engagement meeting was held on August 20, 2025.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing a rezoning of land.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not applicable as this is an ordinance authorizing a rezoning of land.
[Click or tap here to enter text.](#)
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Not applicable as this is an ordinance authorizing a rezoning of land.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

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

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

The Warehouse On Broadway

From Phil Zehms <pzehms@plcorp.com>

Date Sat 10/11/2025 6:38 PM

To Public Testimony <Public.Testimony@kcmo.org>

Cc Smith, Justin <Justin.Smith@kcmo.org>

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Good morning,

I'm writing to express my deep concern regarding the proposed rezoning and Special Use Permit for the new concert venue, Warehouse on Broadway. I own a home on Central Street—almost directly behind the venue—and while I support progress and growth for our city, it must be done in a way that does not compromise neighborhood safety or the quality of life for long-term residents.

Safety & Security Concerns

Since this venue opened, there have been a significant and noticeable increase in late-night disturbances and safety issues on our block. My property, a popular, city-approved, short-term rental, because of the quiet 1-way street and walking distance to area restaurants and shops. Now has regular concerns from guests of safety and lack of parking. Most of these complaints occur between 1:00 and 4:00 a.m. They report fighting and loud altercations in the streets and in one case into our yard.

These incidents have forced me to issue refunds for early departure because they don't feel safe.

Before The Warehouse began illegally holding concerts, we simply did not experience these kinds of issues. As mentioned earlier, our proximity to Westport, was a draw because our neighborhood has always been safe, quiet, and family-friendly. That has changed, and the difference is undeniable.

If Warehouse on Broadway continues hosting events for 500+ concertgoers, it is essential that the venue be required to provide a proper security presence not only at the front of the venue but also on Central Street and 39th Terrace, where the impact on residents is most severe.

Parking Problems

Parking is another major issue. Central Street consists primarily of street parking, with few homes having driveways or off-street spaces. Most residents—and their guests—rely entirely on street parking.

The venue reportedly provides parking for only 30 vehicles, despite a requirement for 184. My understanding is that those spaces are exclusively reserved for employees and the band. That means over 150 additional cars spill into our neighborhood, blocking driveways, fire hydrants, and mailboxes, and creating unsafe congestion on residential streets. The vehicles are illegally parking in alleys, and other places in addition to congesting the streets.

If Warehouse on Broadway is to continue hosting events of this size, the city must require them to establish a clear and enforceable parking plan that does not push the burden onto nearby residents.

A Call for Fairness and Action

Our neighborhood is being asked to shoulder the costs—financially, emotionally, and in terms of safety—for a problem we did not create. This is not fair to the residents who live, work, and raise families here.

I urge you to review Sheryl Windsor's email and attached photos, which clearly illustrate the illegal parking, overcrowding, and unsafe conditions we now face. Our once-quiet street has become a thoroughfare for concert traffic and a magnet for late-night disturbances and side shows.

We are not asking for progress to stop—we're asking for balance, accountability, and solutions that protect the integrity of our neighborhood and the safety of everyone in it.

Thank you for your time and for taking our concerns seriously. I hope the council will take action to ensure that residents are not forgotten in the excitement of new development.

Sincerely,
Phil Zehms
Homeowner, Central Street

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)



File #: 250873

ORDINANCE NO. 250873

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.15 acres generally located 150 feet north of the intersection of West 36th Street and Baltimore Avenue from District R-6 to District R-1.5 to allow for a multi-unit house. (CD-CPC-2025-00109)

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-1508, rezoning an area of about 0.15 acres generally located 150 feet north of the intersection of West 36th Street and Baltimore Avenue from District R-6 (Residential) to District R-1.5 (Residential) to allow for a multi-unit house, said section to read as follows:

Section 88-20A-1508. That an area legally described as:

Lot 9, Block 9, Hyde Park, a subdivision in Kansas City, Jackson County,
Missouri.

is hereby rezoned from District R-6 (Residential) to District R-1.5 (Residential), all as shown outlined on a map marked Section 88-20A-1508, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250873

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Rezoning an area of about 0.15 acres generally located 150 feet north of the intersection of West 36th Street and Baltimore Avenue from District R-6 (Residential) to District R-1.5 (Residential) to allow for a multi-unit house. (CD-CPC-2025-00109).

Discussion

The applicant is requesting to rezone approximately 0.15 acres from District R-6 to District R-1.5. The subject site is a single platted lot. The rezoning request does not require an accompanying development plan, special use permit, or area plan amendment. Approval of the rezoning would allow the applicant to complete an interior remodel of the existing structure into a three-unit house. The current R-6 zoning district does not allow for a multi-unit house. The applicant stated this structure has previously been used as a three-unit house. The existing structure caught fire in March of 2025 and needs a full remodel. City Staff found no evidence of this house being legally converted into a three-unit house. There is a variance case from 1985 to allow for an additional unit in an already constructed duplex, but City staff is unable to find any information on if the hearing was held, or if the case was approved, or denied. There are houses on the same block that have obtained Certificates of Legal Non-Conformance to continue operating multi-unit houses in the current R-6 Zoning District. The applicant has chosen to move forward with a rezoning application.

Staff recommended approval of the rezoning request. There was no public testimony at the City Plan Commission. The City Plan Commission recommended approval.

Fiscal Impact

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

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

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

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

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

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

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

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

There is no prior legislation that pertains to the rezoning of this property. However, there is a variance case from 1985 to allow for an additional unit in an already constructed duplex, but City Staff is unable to find any information on if the hearing was held, or if the case was approved, or denied.

Service Level Impacts

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

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing the rezoning of land.
2. How have those groups been engaged and involved in the development of this ordinance?
Rezoning are required by code to host a public engagement meeting. A public engagement meeting was held on August 19, 2025.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing the rezoning of land.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not applicable as this is an ordinance authorizing the rezoning of land.
[Click or tap here to enter text.](#)
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 250874

ORDINANCE NO. 250874

Sponsor: Director of City Planning and Development Department

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 6th day of June, 2025, a petition was filed with the City Clerk of Kansas City by Zachary Marten and Bret Springs for the vacation of south 10.70 feet of the North 11.20 feet of lot 14, Block 2, Goodrich Addition, Kansas City, Jackson County, Missouri, giving the distinct description of the right-of-way to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said right-of-way has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That the south 10.70 feet of the north 11.20 feet of lot 14, Block 12, Goodrich Addition, Kansas City, Jackson County, Missouri, be and the same is hereby vacated, and subject to the following conditions:

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

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

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

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

Sara Copeland, FAICP
Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF)

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

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

My term expires _____, 20____.

Notary Public within and for
County, Missouri

IN RECORDER'S OFFICE

[illegible]

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

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

Recorder

By _____
Deputy



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250874

Submitted Department/Preparer: Please Select

Revised 6/10/24

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

Executive Summary

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

Discussion

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

There was no public testimony at the City Plan Commission.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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

- ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- ☐ Ensure quality, lasting development of new growth.
- ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☒ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

Prior Legislation

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

Service Level Impacts

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

Other Impacts

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

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

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

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 250875

ORDINANCE NO. 250875

Sponsor: Director of City Planning and Development Department

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

State Line Station Unit 2---Lot 1

State Line Station Unit 2---Lot 2

State Line Station Unit 2---Lot 3

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

State Line Station Condominiums--- Unit 1

State Line Station Condominiums--- Unit 2

State Line Station Condominiums--- Unit 3

State Line Station Condominiums--- Unit 4

State Line Station Condominiums--- Unit 5

State Line Station Condominiums--- Unit 6

State Line Station Condominiums--- Unit 7

State Line Station Condominiums--- Unit 8

State Line Station Unit 2---Tract A

State Line Station Unit 2--- Lot 5

State Line Station---Lot 6

is hereby approved, subject to the following conditions:

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

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250875

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

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

Discussion

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

Staff recommendation: Approval with Conditions

CPC recommendation: Approval with Conditions

Fiscal Impact

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

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is an ordinance approving additional uses to an already developed area on a private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance approving additional uses to an already developed area on a private property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance does not have direct fiscal impact.

Citywide Business Plan (CWB) Impact

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

Prior Legislation

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

Service Level Impacts

None

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
The ordinance will authorize additional uses in a relatively empty commercial shopping center.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Ordinance authorizing uses on private property.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)

Ordinance No. 250875

Major Amendment (Development Plan Non-residential)

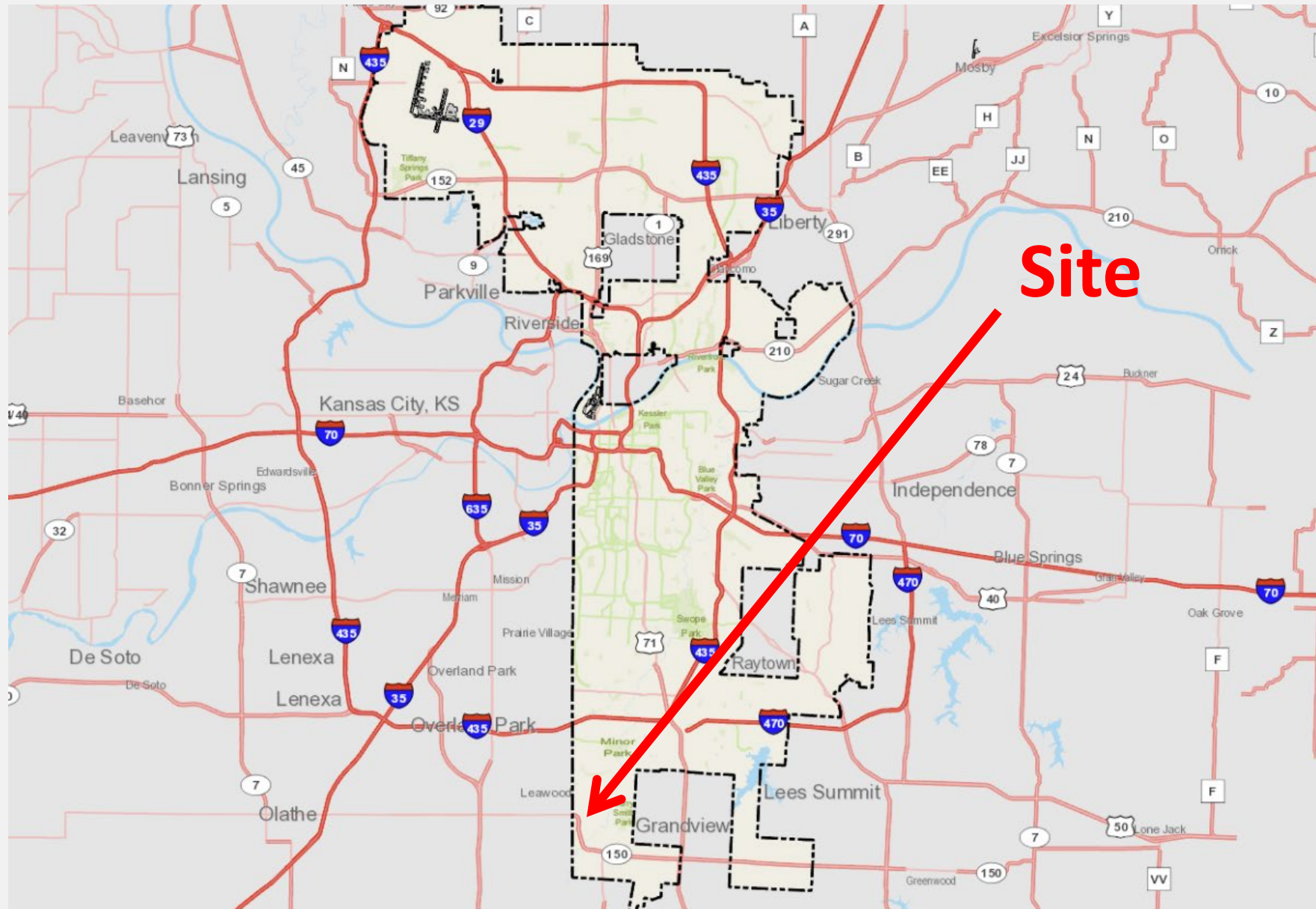
Stateline Station– 13601 Washington St

October 14, 2025

Prepared for

Neighborhood Planning and Development Coommittee









MAJOR PLAN AMENDMENT

(LOT 4) B3-2 ZONING DISTRICT | COMMUNITY BUSINESS DISTRICT

ALL USES IN B3 ARE PERMITTED EXCEPT:

- HEAVY EQUIPMENT SALES AND RENTAL, LIGHT EQUIPMENT SALES AND RENTAL (INDOOR AND OUTDOOR), MOTOR VEHICLE REPAIR LIMITED, MOTOR VEHICLE REPAIR GENERAL
- EXCEPT ON LOT 5, ALL USES IN B3 PERMITTED AND SELF STORAGE WAREHOUSE.
- EXPECT LOT 2 ALL USES IN B3 AND MOTOR VEHICLE REPAIR GENERAL."

DEVELOPMENT PLAN

SCALE: 1" = 100'-0"





Northern portion of the site. Looking south on Washington St. (Mar 2019)



Looking east on 150 HWY. (Aug 2023)



Looking east on 150 HWY. (Aug 2023)

City Plan Commission & Staff Recommendation

Case No. CD-CPC-2025-00120

Approval with Conditions



File #: 250876

ORDINANCE NO. 250876

Sponsor: Director of City Planning and Development Department

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

88-445-06 - SIGNS IN RESIDENTIAL DISTRICTS

88-445-06-A. RESIDENTIAL SIGNS

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

1. **GENERAL RULES**

a. **LIGHTING.**

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

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

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

c. **TRAFFIC CONTROL SIGNS**

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

d. **MESSAGES**

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

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

e. **SETBACK**

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

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

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

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

3. **MULTI-UNIT BUILDINGS**

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

a. **WALL SIGNS**

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

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

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

b. **INCIDENTAL SIGNS**

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

c. **INTERIM SIGNS**

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

4. **INSTITUTIONAL AND OFFICE USES**

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

(a) **MONUMENT SIGNS**

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

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

(b) WALL SIGNS

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

(c) INCIDENTAL SIGNS

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

(d) INTERIM SIGNS

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

(e) DIGITAL SIGNS

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

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

5. HOSPITAL SIGNS

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

6. **RESIDENTIAL ENTRANCE SIGNS**

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

7. **INTERIM SUBDIVISION DEVELOPMENT SIGNS**

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

8. **GROUP HOMES**

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

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

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

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

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

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

10. **AUXILIARY PARKING**

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250876

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

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

Discussion

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

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

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

City Plan Commission voted 5-1 to recommend approval.

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development of new growth.

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

Prior Legislation

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

Service Level Impacts

No service level impacts expected.

Other Impacts

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Not applicable as this is an amendment to the zoning and development code.

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

No(Press tab after selecting)

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

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



File #: 250877

ORDINANCE NO. 250877

Sponsor: Director of City Planning and Development Department

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1510, rezoning an area of about 4 acres generally located at the northwest corner of East 135th Street and Oak Street from District B2-2 (Neighborhood Business) to District MPD (Master Planned Development), and approving a development plan which serves as a preliminary plat to allow for commercial and storage development, said section to read as follows:

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

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

is hereby rezoned from District B2-2 (Neighborhood Business) to District MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1510, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.

2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. Prior to issuance of the certificate of occupancy for each lot within the plat, the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
6. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
7. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
8. Allowed uses within the storefront units in Building 1 shall be limited to uses allowed within the B2 Zoning District.
9. Allowed uses within Buildings 2, 3, and 4 are limited to self-storage warehouse, manufacturing, production (artisanal), warehousing, wholesaling, storage, and freight movement (indoor), sports and recreation, participant (indoor), personal improvement services, business equipment sales and services, building maintenance services, artist work or sales space, food and food storage, and office, administrative, professional or general. No outdoor storage is permitted.
10. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC 2018: § 503.2.4)
11. Buildings exceeding 62,000 square feet in area shall have at least two means of fire apparatus access. (IFC 2018: § D104.2)

12. Required Fire Department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC 2018: § 503.2.3)
13. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC 2018 § 501.4 and 3310.1; NFPA 241 2013 § 7.5.5)
14. Required Fire Department access roads shall be an all-weather surface. (IFC 2012: § 503.2.3) (No Grass Pavers Allowed)
15. Required Fire Department access roads shall be a minimum unobstructed width of twenty feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC 2018: § 503.2.1)
16. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC 2018 § 501.4 and 3312.1; NFPA 241 2013 § 8.7.2) Fire hydrant distribution shall follow IFC 2018 Table C102.1.
17. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC 2018 § 507.1)
18. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a “yelp gate” (IFC 2018 § 503.6).
19. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash in lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash in lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
20. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department’s Forestry Division prior to beginning work in the public right-of-way.
21. The developer shall pay impact fees as required by Chapter 39 of the City’s Code of Ordinances, as required by the Land Development Division.
22. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at

all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

23. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
24. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
25. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
26. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
27. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
28. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
29. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, and secure a

site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

30. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main.
31. The developer shall secure permits to extend public storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.
32. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
33. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Kansas City Water Services Department.
34. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Kansas City Water Services Department, prior to recording the plat.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250877

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

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

Discussion

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

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

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

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

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

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

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

No prior legislation on this site.

Service Level Impacts

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

Other Impacts

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

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

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

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

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

No (Press tab after selecting)

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

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

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 250878

RESOLUTION NO. 250878

Sponsor: Director of City Planning and Development Department

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

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

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

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

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

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

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

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

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

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250878

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

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

Discussion

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

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

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

Staff Recommendation: Approval

CPC Recommendation: Approval

Fiscal Impact

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

2. What is the funding source?

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

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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

- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

Prior Legislation

No prior legislation on this site.

Service Level Impacts

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

Other Impacts

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

Not applicable, as this is an resolution authorizing the development of private land.
[Click or tap here to enter text.](#)
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 250794

ORDINANCE NO. 250794

Sponsor: Director of City Planning and Development Department

Approving the plat of KCI Logistics Parks Third Plat, an addition in Platte County, Missouri, on approximately 430 acres generally located at the southwest corner of North Winan Road and Highway 92, creating two lots for the purpose of industrial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00025)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of KCI Logistics Parks Third Plat, 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 Water Services is hereby authorized to execute a Covenant to Maintain Stormwater and BMP 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 facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Platte County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on August 20, 2025.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250794

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving the plat of KCI Logistics Parks Third Plat, an addition in Platte County, Missouri, on approximately 430 acres generally located at the southwest corner of North Winan Road and Highway 92, creating two lots for the purpose of industrial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00025)

Discussion

The request is to consider approval of a Final Plat in District MPD (Master Planned Development) on about 430 acres generally located at the southwest corner of North Winan Road and Highway 92, allowing for the creation of 2 lots for the purposes of an industrial development. This use was approved in Case No. CD-CPC-2022-00097 and further amended under CD-AA-2025-00067 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a 20 million square foot commercial office and warehouse development. The plan dedicates right-of-way for the future extension of Mexico City Avenue.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-280 of the Zoning and Development Code. Staff has agreed to defer construction of required infrastructure to be completed prior to issuance of building permits, which is consistent with the deferral authorization in the controlling MPD Plan, approved under Ordinance 220883.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

- ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- ☒ Ensure quality, lasting development of new growth.
- ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

Prior Legislation

Ordinance 220883 - Rezoning an area of approximately 2136 acres generally located between I-29 and N.W. 128th Street on the south, N. Bethel Avenue on the west, 92 Highway on the north for portions west of N. Winan Avenue and N.W. 136th Street on the north for portions west of N.W. Interurban Road, from M1-5 and AG-R to District MPD, and approving a MPD Development Plan that serves as a preliminary plat for the development of public/civic, agricultural, commercial, warehouse and industrial uses.

CD-AA-2025-00067 – Approved a minor amendment to an approved development plan which also serves as a preliminary plat, in District MPD (Master Planned Development) for the purpose of expanding the district, and allowing for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue, approved July 24, 2025.

Case No. CD-AA-2024-00029 - Minor Amendment to allow for a change in phasing of the KCI 29 Logistics Park Second Plat. This change in phasing created smaller acreages of phases to allow flexibility to the extension of Mexico City Avenue, approved on August 23, 2024.

Case No. CD-CPC-2022-00097 - Resolution No. 220882 adopted by City Council on October 6, 2022, amended the Kansas City International Area Plan by changing the recommended land use from Residential Very Low Density to Industrial land use designation on about 290 acres in an area generally located on the north side of NW 128th Street, south of the extension of NW 136th Street, east N. Winan Road and west of NW Interurban Road.

Case No. CD-CPC-2022-00096 - Ordinance No. 220884 passed by City Council on October 6, 2022, approved an amendment to the major street plan for the realignment of NW 128th Street, NW 136th Street, N. Ambassador Drive and N. Winan Avenue and addition of NW 132nd Street, in the area bordered by MO Route 92 on the north, I-29/I-435 & NW 128th Street on the south, NW Interurban Road on the east and N. Bethel Avenue on the west.

Service Level Impacts

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

Other Impacts

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

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

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 250834

ORDINANCE NO. 250834

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 14 acres generally located at the northwest corner of N.E. Barry Road and N. Prospect Avenue from Districts R-80 and R-0.5 to District R-1.5 and approving a development plan, also serving as a preliminary plat, to allow for single- and two-unit residential buildings. (CD-CPC-2025-00080 and CD-CPC-2025-00082)

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-1504, rezoning an area of about 14 acres generally located at the northwest corner of N.E. Barry Road and N. Prospect Avenue from Districts R-80 (Residential 80) and R-0.5 (Residential 0.5) to District R-1.5 (Residential 1.5) and approving a development plan, also serving as a preliminary plat to allow for single and two-unit residential buildings, said section to read as follows:

Section 88-20A-1504. That an area legally described as:

All that part of the Northeast Quarter of Section 12, Township 51 North, Range 33 West of the Fifth Principal Meridian and the Northwest Quarter of Section 7, Township 51 North, Range 32 West of the Fifth Principal Meridian, situate in the City of Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 12; thence North 87°53'54" West (Basis of bearing: Missouri Coordinate System of 1983, West Zone, NAD83), along the North line of the Northeast Quarter of said Section 12, a distance of 88.64 feet to the intersection with the West right-of-wayline of N. Prospect Avenue, as now established, said point also being the Point of Beginning; thence along the West right-of-way line of said N. Prospect Avenue the following seven (7) courses: 1) South 22°23'38" West a distance of 4.16 feet; 2) South 0°37'20" West a distance of 156.93 feet (N. Prospect Ave. sta. 12+56.88, 90.0 feet right); 3) South 22°20'32" East a distance of 180.15 feet (N. Prospect Ave. sta. 14+13, 42.6 feet right); 4) South 0°29'00" West a distance of 77.65 feet (N. Prospect Ave. sta. 14+80, 68.0 feet right); 5) South 23°56'55" East a distance of 46.50 feet to the intersection with the line common between said Sections 12 and 7; 6) continuing South 23°56'55" East a distance of 49.51 feet (N. Prospect Ave. sta. 15+71.3, 69.7 feet right); 7) South 23°49'06" East a distance of

844.36 feet to the intersection with the North right-of-way line of Relocated Barry Road, as now established (N. Prospect Ave. sta. 24+15.1, 100 feet right and Relocated Barry Road construction sta. 19+00.3, 84.8 feet left); thence South $66^{\circ}35'38''$ West, along the North right-of-way line of Relocated Barry Road, a distance of 109.29 feet to the intersection with the Northeasterly right-of-way line of Missouri State Route 152, as now established (Missouri State Route 152 sta. 171+30, 180.0 feet left); thence along the Northeasterly right-of-way line of said Missouri State Route 152, the following four (4) courses: 1) Northwesterly, along a curve to the right that has a radius of 2,694.83 feet (record: 2,684.46 feet), a chord bearing of North $52^{\circ}23'31''$ West, a chord distance of 338.18 feet, and an arc distance of 338.40 feet to the intersection with the line common between said Sections 7 and 12; 2) Northwesterly, around a curve to the right that has a radius of 2,694.83 feet (record: 2,684.46 feet), a chord bearing of North $39^{\circ}32'50''$ West, a chord distance of 866.09 feet, and an arc distance of 869.86 feet (Missouri State Route 152 sta. 158+40.56, 180.0 feet left); 3) North $28^{\circ}02'32''$ West a distance of 521.27 feet; 4) North $30^{\circ}20'01''$ West a distance of 1.00 foot to the intersection with the North line of the Northeast Quarter of said Section 12; thence South $87^{\circ}53'34''$ East, along the North line of the Northeast Quarter of said Section 12, a distance of 721.21 feet to the Point of Beginning. Containing 623,244 square feet or 14.31 acres, more or less.

AND

4930-8073-9930, v. 1 645 on February 23, 1978 and now being hereby established; thence along the West right-of-way line of said N. Prospect Avenue the following seven (7) courses: 1) South $22^{\circ}23'38''$ West a distance of 4.16 feet; 2) South $0^{\circ}37'20''$ West a distance of 156.93 feet (N. Prospect Ave. sta. 12+56.88, 90.0 feet right); 3) South $22^{\circ}20'32''$ East a distance of 180.15 feet (N. Prospect Ave. sta. 14+13, 42.6 feet right); 4) South $0^{\circ}29'00''$ West a distance of 77.65 feet (N. Prospect Ave. sta. 14+80, 68.0 feet right); 5) South $23^{\circ}56'55''$ East a distance of 46.50 feet to the intersection with the line common between said Sections 12 and 7; 6) continuing South $23^{\circ}56'55''$ East a distance of 49.51 feet (N. Prospect Ave. sta. 15+71.3, 69.7 feet right); 7) South $23^{\circ}49'06''$ East a distance of 844.36 feet to the intersection with the North right-of-way line of Relocated Barry Road, as now established (N. Prospect Ave. sta. 24+15.1, 100 feet right and Relocated Barry Road construction sta. 19+00.3, 84.8 feet left); thence North $66^{\circ}35'38''$ East, along the Northeasterly prolongation of the North right-of-way line of said Relocated Barry Road, a distance of 17.74 feet; thence Northeasterly and Northerly, departing the Northeasterly prolongation of the North right-of-way line of said Relocated Barry Road, around a curve to the left that has a radius of 50.00 feet, a chord bearing of North $20^{\circ}21'51''$ East, a chord distance of 72.21 feet, and an arc distance of 80.69 feet to the intersection with the line that is 30.00 feet West of and parallel with/concentric to the centerline of said N. Prospect Avenue as defined in said General Warranty Deed; thence along the line that is 30.00 feet West of and parallel with/concentric to the centerline of said N. Prospect Avenue the following three (3) courses: 1) North $25^{\circ}51'57''$ West a distance of 843.26

feet; 2) Northerly around a curve to the right that has a radius of 602.96 feet, a chord bearing of North 12°53'17" West, a chord distance of 277.04 feet, and an arc distance of 279.54 feet; 3) North 0°23'37" East a distance of 159.53 feet to the Point of Beginning. Containing 65,948 square feet or 1.51 acres, more or less.

is hereby rezoned from Districts R-80 (Residential 80) and R-0.5 (Residential 0.5) to District R-1.5 (Residential 1.5), all as shown outlined on a map marked Section 88-20A-1504, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
2. 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.
3. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
5. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
6. The developer shall vacate the portion of right-of-way indicated on the plan and agreed to with the Public Works Department prior to a building permit.
7. The developer shall receive approval of a special exception from the Board of Zoning Adjustment to allow a gate and/or fence/wall to exceed 4 feet within a street-abutting yard, or comply with the maximum height allowed in Chapter 27 prior to a building permit.

8. Prior to the issuance of the certificate of occupancy, the applicant must record a final plat in accordance with the Zoning and Development Code.
9. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
10. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
11. The developer shall provide fire lane signage on fire access drives.
12. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. (IFC-2018 503.1.1)
13. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018§ 501.4 and 3312.1; NFPA 241-2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018 Table C102.1.
15. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
16. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)
17. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
18. If fences are constructed between apartments there shall be entry gates for Fire Department ground access.
19. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.

20. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements. Please note, each area shall provide recreational amenities. Final plan shall be submitted prior to release of the final plat.
21. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
22. The developer shall submit a traffic impact study for the proposed development.
23. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
24. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
25. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
26. The west-half of N. Prospect Avenue shall be improved to residential collector street standard as required by Chapter 88, to current standards, including pavement widening, curbs, gutters, sidewalks, street =lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining required permits from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
27. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
28. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
29. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.

30. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
31. The developer shall submit public water main extension (WME) plans for review and approval meeting the Kansas City Water rules and regulations for water main extensions for new public fire hydrants along the projects frontage with N. Prospect Avenue at 300' maximum spacings. The WME plans shall be approved and under contract (permit) prior to final plat recording and prior to building permit issuance.
32. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Kansas City Water Services Department.
33. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
34. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
35. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
36. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.

37. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
38. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
39. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
40. The developer shall be required to obtain a floodplain development permit prior to any work in the floodplain.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250834

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Rezoning an area of about 14 acres generally located at the northwest corner of NE Barry Road and N Prospect Avenue from District R-80 and R-0.5 to District R-1.5 and approving a development plan, also serving as a preliminary plat to allow for single and two-unit residential buildings. (CD-CPC-2025-00080 & CD-CPC-2025-00082).

Discussion

The proposed development includes 153 residential for-rent units. Proposed buildings will be cottage-style, single story buildings with one or two bedrooms, in addition to some two-unit, attached buildings. An amenity area with pool and clubhouse/office will be located near the main entrance in the northern portion of the site. During the Development Review Committee review process, Public Works staff agreed to give the applicant a portion of the excess right-of-way along N Prospect Avenue. The applicant will vacate the portion of right-of-way as shown on the development plan prior to obtaining any building permits, which is why some of the proposed buildings appear to be over the current property line. No vacation of right-of-way has been applied for as of the publication of this staff report.

There are two proposed access points off N Prospect Avenue. All internal drives will be private with 314 parking spaces provided throughout the site. Approximately 102 of the parking spaces will be garage spaces scattered around the site. Sidewalk along N Prospect Avenue will be provided as well as internal pedestrian connections between buildings.

Landscaping will be provided around the site as well as street trees along N Prospect Avenue. Low grow grass and wildflower seed mix will be planted in the stormwater detention areas. Proposed species include Maple, Catalpa, Crabapple, Oak, Dogwood, and others.

Architectural style is consistent across the different residential buildings and amenity building. Proposed materials include brick veneer, board and batten, and horizontal siding.

The City Plan Commission voted to recommend approval with conditions of this project. See Service Level Impact section below for additional discussion about infrastructure.

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

No account string to verify.

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

None

Service Level Impacts

The proposed development will allow for the construction of 153 for-rent units, which will increase traffic to the site. The developer will construct half-street improvements (curb, gutter, sidewalk) along the west side of N Prospect Ave. The Public Works Dept placed a condition on this project that a traffic impact study be submitted to confirm whether or not the anticipated trip generation will warrant the need for additional intersection and/or roadway improvements.

The applicant is asking to remove this condition and associated condition to construct any improvements identified by a traffic study.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The ordinance was not evaluated for potential health impacts.

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

This project complies with the public engagement requirements in section 88-505-12.

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

The proposed development will create new residential units.

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

Yes (Press tab after selecting)

Total Number of Units 153

Number of Affordable Units 0

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

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

Please provide reasoning why not:

Private development

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)