



Agenda

Neighborhood Planning and Development Committee

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

Wednesday, April 13, 2022

1:30 PM

26th Floor, Council Chamber

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>

Beginning of Consent(s)

220280

Approving the plat of Congress Corporate Center Fifth Plat, an addition in Platte County, Missouri, on approximately 15.2 acres generally located on the west side of N. Congress Avenue between I-435 to the north and N.W. 112th Street to the south, creating 1 lot for the purpose of a 1 lot commercial subdivision; accepting various easements; and directing the City Clerk to record this ordinance and attached documents.
(CLD-FnPlat-2021-000052)

Attachments: [2021-00052 Ordinance Fact Sheet](#)

[220281](#) Approving the plat of Erika's Place - 1st Plat, an addition in Platte County, Missouri, on approximately 11.32 acres generally located on the west side of N. Platte Purchase Drive, north of N. Line Creek Parkway, creating 54 lots and 3 tracts for the purpose of a 54 single family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and accept certain agreements; and directing the City Clerk to record this ordinance and attached documents.
(CLD-FnPlat-2021-00053)

Attachments: [2021-00053 Ordinance Fact sheet](#)

[220282](#) Approving the plat of Better Wash at Tremont Square, an addition in Platte County, Missouri, on approximately 1.61 acres generally located on N. Chatham Avenue approximately 270 feet south of N.W. 64th Street, creating 1 lot for the purpose of a 1 lot commercial 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 record this ordinance and attached documents.
(CLD-FnPlat-2021-00055)

Attachments: [2021-00055 Ordinance Fact Sheet](#)

[220283](#) Approving the plat of Highland Plaza East Fifth Plat, an addition in Clay County, Missouri, on approximately 6.74 acres generally located at the southeast corner of N. Ash Avenue approximately 550 feet north of N.E. Cookingham Road, creating 1 lot and 1 tract for the purpose of a 1 lot commercial 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 record this ordinance and attached documents. (CLD-FnPlat-2021-00054)

Attachments: [2021-00054 Ordinance Fact Sheet](#)

[220284](#) Approving the plat of Plaza @ Shoal Creek Third Plat, an addition in Clay County, Missouri, on approximately 1.14 acres generally located at the southwest corner of N.E. 82nd Terrace and N. Flintlock Road, creating 2 lots for the purpose of a 2 lot commercial subdivision; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents.
(CLD-FnPlat-2021-00056)

Attachments: [2021-00056 Ordinance Fact Sheet](#)

220285 Approving the plat of Platte County R-III Schools - Twin Creek Campus, an addition in Platte County, Missouri, on approximately 86.13 acres generally located at the southwest corner of N.W. 95th Street and N. Platte Purchase Drive, creating 1 lot and 2 tracts for the purpose of a 2 lot commercial subdivision; accepting and releasing various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00057)

Attachments: [2021-00057 Ordinance Fact Sheet](#)

End of Consent(s)

220286 Authorizing the Director of Health to enter into contracts with area health centers to include Kansas City CARE Clinic, Northland Health Care Access, Samuel U. Rodgers Health Center, Swope Parkway Health Center, Children's Mercy Hospital, and Truman Medical Center, to provide primary health care services to uninsured residents in Kansas City, Missouri; authorizing the Director of Health to extend the term of the contracts or increase or decrease the total contract dollar amounts upon need and appropriation without further Council approval; and establishing an effective date.

Attachments: [Indigent Health Care FY23 - Fact Sheet](#)
[Indigent Health Care FY23 - Fiscal Note](#)

Fowler and Loar

220297 Approving the Twenty-First Amendment to the KCI Corridor Tax Increment Financing Plan and directing the City Clerk to send a copy of this ordinance to Platte County.

Attachments: [FACT SHEET](#)
[220297 Fiscal Note](#)

Hall and O'Neill

220298 Approving the Twenty-Second Amendment to the Shoal Creek Parkway Tax Increment Financing Plan and directing the City Clerk to send a copy of this ordinance to Clay County.

Attachments: [FACT SHEET](#)
[220298 Fiscal Note](#)

[220303](#) Approving a development plan in District B2-2 on an approximately 3.8 acre tract of land generally located at 6301 James A. Reed Road to allow for a self-storage facility.

Attachments: [220303 Fact Sheet](#)

HELD IN COMMITTEE

Bough

[211122](#) Amending Chapter 88, Code of Ordinances, by repealing Section 88-605-03, Street Naming Committee, and enacting in lieu thereof a new section of like number and subject matter for the purpose of requiring City Council approval for the renaming of streets.

Attachments: [CD-CPC-2021-00204 Fact Sheet](#)

Robinson

[220233](#) Amending Section 68-449, Code of Ordinances, to provide parameters for the amendment of contracts for Central City Economic Development Sales Tax funds without City Council approval.

Attachments: [220233 No Fact Sheet](#)

[220269](#) Rezoning an area of about 152 acres generally located on the south side of N.W. 100th Street between N. Green Hills Road to the west and N. Platte Purchase Drive to the east from Districts AG-R and R-7.5 to District MPD, and approving a preliminary development plan, which also serves as a preliminary plat to create 468 residential units and other amenities. (CD-CPC-2021-00216)

Attachments: [Fact Sheet Woodhaven 3-15-22](#)

ADDITIONAL BUSINESS

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

2. Closed Session

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

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

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

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

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



File #: 220280

ORDINANCE NO. 220280

Approving the plat of Congress Corporate Center Fifth Plat, an addition in Platte County, Missouri, on approximately 15.2 acres generally located on the west side of N. Congress Avenue between I-435 to the north and N.W. 112th Street to the south, creating 1 lot for the purpose of a 1 lot commercial subdivision; accepting various easements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-000052)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Congress Corporate Center Fifth 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 Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

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

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on December 21, 2021

..end

Approved as to form and legality:

Eluard Alegre
Associate City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220280

Ordinance Number

Brief Title

Approving the plat of Congress Corporate Center Fifth Plat, an addition in Kansas City, Platte County, Missouri

<p>Specific Address Approximately 15.2 acres generally located on the west side of N. Congress Avenue in between I-435 to the north and NW 112th Street to the south, creating 1 lot.</p>	<p>Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Vantrust Real Estate LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 1 lot commercial subdivision.)</p>	<p>Programs, Departments, or Groups Affected City-Wide Council District(s) 2(PL) Loar - Fowler Other districts (school, etc.) Platte County R-III</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Case No. CD-CPC-2018-00129 –On November 29, 2018, the City Council passed Ordinance No. 180884 to approve an amendment to a previously approved development to allow for up to 1.6 million square feet of existing and future development of office, warehousing, and limited retail space.</p>	<p>Applicants / Proponents Applicant(s) Vantrust Real Estate LLC City Department City Planning and Development Other</p>
<p>Opponents None Known Basis of Opposition</p>	<p>Staff Recommendation <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
<p>Board or Commission Recommendation By: City Plan Commission December 21, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>	<p>Council Committee Actions <input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

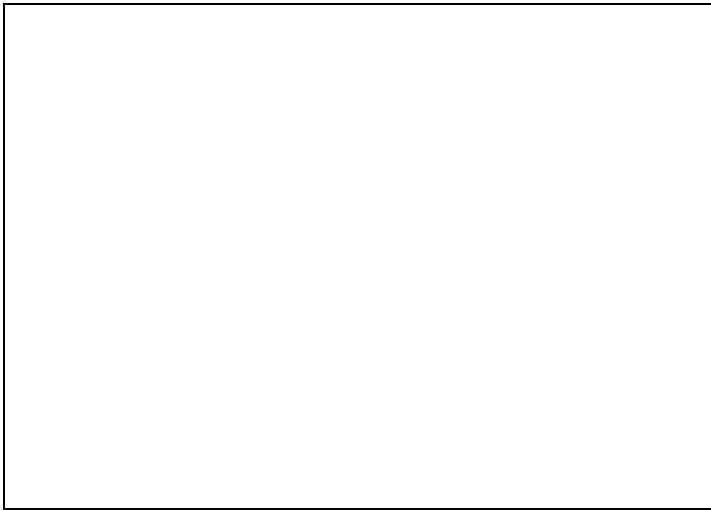
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Policy / Program Impact

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

Finances

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



How will this contribute to a sustainable Kansas City?	<p>This project consists of platting to create a single commercial lot on approximately 15.2 acres of previously undeveloped property. The storm water volume and peak flow will be maintained at or below existing rates upon the development of the site. This development will increase the tax base for the developed lot.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: March 23, 2022

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

Reference or Case Numbers: CLD-FnPlat-2021-00052

FINAL PLAT OF
CONGRESS CORPORATE CENTER
FIFTH PLAT

SW 14, SEC. 24 - Pgs. 52 N., Rgs. 34 W.
KANSAS CITY, PLATTE COUNTY, MISSOURI

UNPLATTED
HOLLINGSWORTH
TRACT # LLC
Bk:17-PL-17



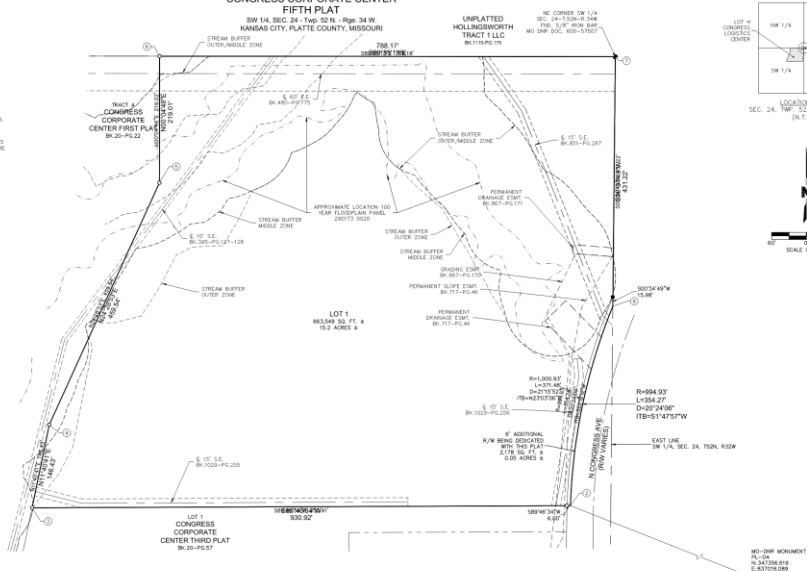
LOCATION MAP
SEC. 24, TWP. 34 N., RGE. 34 W.
(N.T.S.)



SURVEYORS NOTES:
1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMENTARY FOR TITLE INSURANCE REPORT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, P.L.S. NO. 003-0000000000, DATED 08/11/2010.
2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM AND USE THE 1983 MISSOURI DEPARTMENT OF NATURAL RESOURCES MANSOUR 74-107 WITH A GRID FACTOR OF 0.999999. ALL COORDINATES SHOWN ARE IN METERS.

PLAN LEGEND

- SE. SHARPLY BENT EASEMENT
- E.E. POWER/ELECTRIC EASEMENT
- E. EASEMENT
- E. ENCROACHMENT
- D. DELTA / CENTRAL ANGLE
- L.S.A. INITIAL SUGGEST BEARING
- C.V. CURVATURE
- R/W RIGHT OF WAY
- SM BEST MEASUREMENT
- O FOUND 1/2" IRON BAR WITH INScriptions ON CORNER
- NO IRON SURVEY MONUMENT
- MONUMENTATION AS NOTED
- SM 1/2" IRON BAR WITH PLASTIC
- SM 1/2" IRON BAR WITH PLASTIC



STATE PLANE COORDINATE TABLE

Point Number	Old Bearing	New Bearing
1	34756.819	83708.088
2	34789.813	83650.529
3	34768.805	83628.797
4	34763.813	83628.921
5	34812.588	83628.885
6	34887.842	83628.868
7	34887.508	83634.183
8	34856.879	83632.882

THIS PLAT AND SURVEY OF CONGRESS CORPORATE CENTER FIFTH PLAT WERE EXECUTED BY OLSON, 1001 BURLINGTON STREET #200, NORTH KANSAS CITY, MISSOURI 64116.
I HEREBY CERTIFY THAT THE PLAT OF CONGRESS CORPORATE CENTER FIFTH PLAT SUBSCRIBED IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY METERS OF EXACTLY THE CORRECT METRIC COMPARED TO PROPERTY MONUMENTS. SAID SURVEY IS REGULATED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF REVENUE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SURVEYS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSON, MISSOURI LICENSE NO. 003-0000000000
JASON S. PROCKENDORF, MISSOURI LICENSE NO. 003-0000000000
02/28/2010 03:20:22
MISSOURI@OLSON.COM

olsson

DATE OF SURVEY: 11/13/2010
DATE OF PLAT: 11/13/2010

BY: JASON S. PROCKENDORF
JASON S. PROCKENDORF
MISSOURI LICENSE NO. 003-0000000000

DATE OF SURVEY: 11/13/2010
DATE OF PLAT: 11/13/2010

BY: JASON S. PROCKENDORF
JASON S. PROCKENDORF
MISSOURI LICENSE NO. 003-0000000000

SHEET 2 of 2

MISSOURI LICENSE NO. 003-0000000000
 JASON S. PROCKENDORF
 1001 BURLINGTON STREET #200
 NORTH KANSAS CITY, MISSOURI 64116
 MISSOURI@OLSON.COM



File #: 220281

ORDINANCE NO. 220281

Approving the plat of Erika's Place – 1st Plat, an addition in Platte County, Missouri, on approximately 11.32 acres generally located on the west side of N. Platte Purchase Drive, north of N. Line Creek Parkway, creating 54 lots and 3 tracts for the purpose of a 54 single family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00053)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Erika's Place – 1st 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 City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention and BMP Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

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

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

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on December 21, 2021

..end

Approved as to form and legality:

Eluard Alegre
Associate City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220281

Ordinance Number

Brief Title

Approving the plat of Erika's Place – First Plat, an addition in Kansas City, Platte County, Missouri

<p>Specific Address Approximately 11.32 acres generally located on the west side of N. Platte Purchase Drive, north of N. Line Creek Parkway creating 54 lots and 3 tracts.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by MD Management Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 54 lot single family home subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 2(PL) Loar -Fowler Other districts (school, etc.) Platte County R-III</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) MD Management Inc. City Department City Planning and Development Other</p>
<p>CONTROLLING CASE Case No. CD-CPC-2019-00202 – Ordinance No. 200596 (August 6, 2020) – Request to approve an area plan amendment to the KCIA Area Plan and a rezoning to District MPD to allow for a mixed use development including residential, commercial, and institutional uses</p>	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission December 7, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

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Policy / Program Impact

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

Finances

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

	<p>How will this contribute to a sustainable Kansas City?</p>	<p>This project consists of public and private improvements for a 54 lot single-family residential development, and three tracts on 11.3 acres of previously undeveloped property. These facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: March 23, 2022

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

Reference or Case Numbers: CLD-FnPlat-2021-00053



File #: 220282

ORDINANCE NO. 220282

Approving the plat of Better Wash at Tremont Square, an addition in Platte County, Missouri, on approximately 1.61 acres generally located on N. Chatham Avenue approximately 270 feet south of N.W. 64th Street, creating 1 lot for the purpose of a 1 lot commercial 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 record this ordinance and attached documents. (CLD-FnPlat-2021-00055)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Better Wash at Tremont Square, 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 Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention and BMP Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

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

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on December 7, 2021.

..end

Approved as to form and legality:

Eluard Alegre
Associate City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220282

Ordinance Number

Brief Title

Approving the plat of Better Wash at Tremont Square, an addition in Kansas City, Platte County, Missouri

<p>Specific Address Approximately 1.61 acres generally located on North Chatham Avenue approximately 270 feet south of Northwest 64th Street, creating 1 lot</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Northpoint Development, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 1 lot commercial subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 2(PL) Loar - Fowler Other districts (school, etc.) Park Hill</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>RELEVANT CASES Case No. 7588-P-47 -- Ord. No 160885 -- A request to approve an amendment to a previously approved development plan on approximately 30 acres generally located at the southeast corner of N.W. 64th Street and N. Chatham Avenue, to allow construction of retail/commercial space in District B2-2 (Neighborhood Business 2).</p> <p>CONTROLLING CASE Case No. CD-CPC-2021-00177 – On November 16, 2021 City Plan Commission approved a project plan in District B3 to allow for car wash at Tremont Square East on about 5.4 acres generally located at 6301 N. Chatham Ave.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Northpoint Development, LLC City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission December 7, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

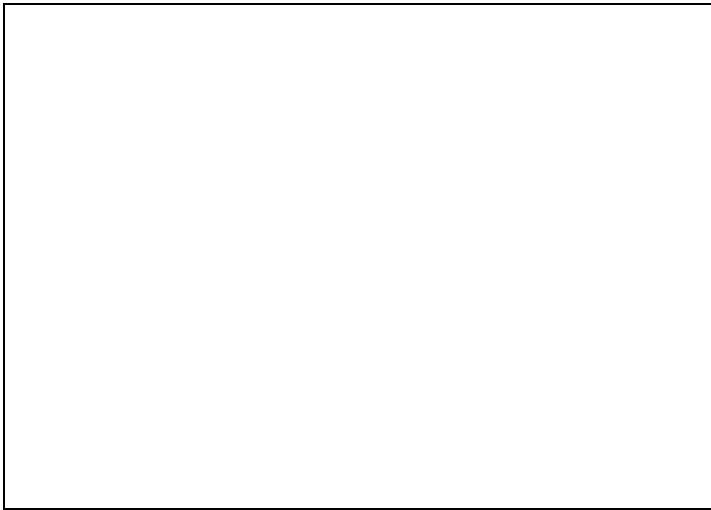
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Policy / Program Impact

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

Finances

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



How will this contribute to a sustainable Kansas City?	<p>This project consists of platting to create a single commercial lot for a car wash on approximately 1.6 acres of previously undeveloped property. The storm water volume and peak flow will be maintained at or below existing rates upon the development of the site. This development will increase the tax base for the developed lot.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: March 25, 2022

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

Reference or Case Numbers: CLD-FnPlat-2021-00055



File #: 220283

ORDINANCE NO. 220283

Approving the plat of Highland Plaza East Fifth Plat, an addition in Clay County, Missouri, on approximately 6.74 acres generally located at the southeast corner of N. Ash Avenue approximately 550 feet north of N.E. Cookingham Road, creating 1 lot and 1 tract for the purpose of a 1 lot commercial 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 record this ordinance and attached documents. (CLD-FnPlat-2021-00054)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Highland Plaza East Fifth Plat, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

Section 3. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention Facilities and BMP Agreement, 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 record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on December 7, 2021.

..end

Approved as to form and legality:

Eluard Alegre
Associate City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220283

Ordinance Number

Brief Title

Approving the plat of Highland Plaza East Fifth Plat, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 6.74 acres generally located at the southeast corner of North Ash Avenue approximately 550 feet north of Northeast Cookingham Road creating 1 lot</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Star Development Corporation, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 1 lot commercial subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 1(CL) Hall – O’Neill Other districts (school, etc.) Liberty 230</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Star Development Corporation City Department City Planning and Development Other</p>
<p>CONTROLLING CASE Case No. CD-AA-2021-00148– On December 2, 2021 staff approved subject to conditions a minor amendment to the controlling plan that reduced the building size and consequently parking spaces within Highland Plaza East 5th Plat. This minor amendment reconfigured the buildings to allow for more open space and a drive through lane on the east side of the proposed building 4.</p>	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission December 7, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

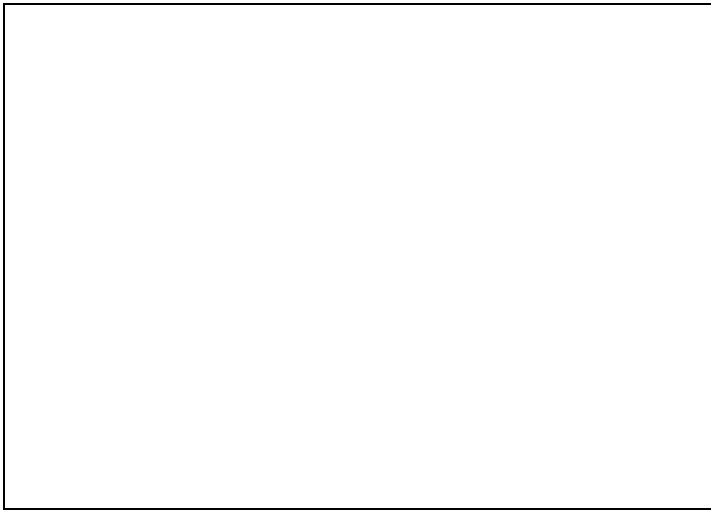
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Policy / Program Impact

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

Finances

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



How will this contribute to a sustainable Kansas City?	<p>This project consists of platting to create a single commercial lot and one tract on approximately 6.74 acres of previously undeveloped property. The storm water volume and peak flow will be maintained at or below existing rates upon the development of the site. This development will increase the tax base for the developed lot.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: March 23, 2022

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

Reference or Case Numbers: CLD-FnPlat-2021-00054



File #: 220284

ORDINANCE NO. 220284

Approving the plat of Plaza @ Shoal Creek Third Plat, an addition in Clay County, Missouri, on approximately 1.14 acres generally located at the southwest corner of N.E. 82nd Terrace and N. Flintlock Road, creating 2 lots for the purpose of a 2 lot commercial subdivision; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00056)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Plaza @ Shoal Creek Third Plat, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

Section 3. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention and BMP Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

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

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on December 21, 2021.

..end

Approved as to form and legality:

Eluard Alegre
Associate City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220284

Ordinance Number

Brief Title

Approving the plat of Plaza @ Shoal Creek Third Plat, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 1.14 acres generally located at the southwest corner of Northeast 82nd Terrace and North Flintlock Road, creating 2 lots.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Star Development, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 2 lot commercial subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 1(CL) Hall – O’Neill Other districts (school, etc.) Liberty 230</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Case No. CD-CPC-2021-00141 – On September 21, 2021 City Planning Commission approved a Project Plan in SC District (Shoal Creek) for a drive-through facility on about 1.14 acres generally located at the southwest corner of NE 82nd Terrace and N Flintlock Road.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Star Development City Department City Planning and Development Other</p>
<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>	
<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>	
<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission December 21, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>	
<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>	

Details

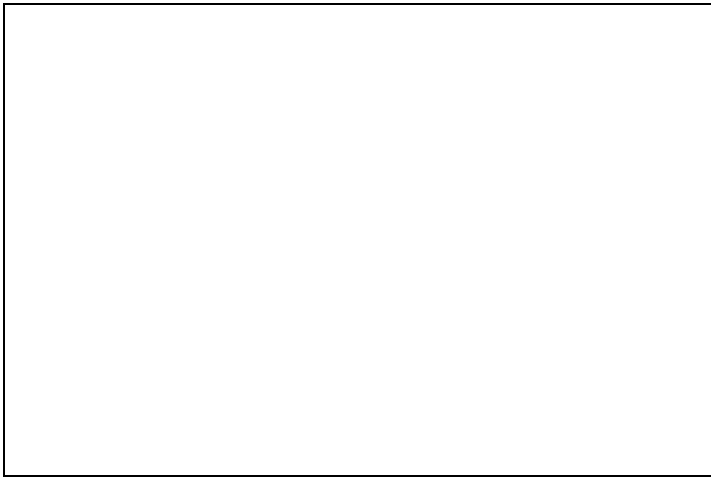
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Policy / Program Impact

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

Finances

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



How will this contribute to a sustainable Kansas City?	<p>This project consists of platting to create a two commercial lots on approximately 1.1 acres of previously undeveloped property. The storm water volume and peak flow will be maintained at or below existing rates upon the development of the site. This development will increase the tax base for the developed lots.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: March 25, 2022

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

Reference or Case Numbers: CLD-FnPlat-2021-00056



File #: 220285

ORDINANCE NO. 220285

Approving the plat of Platte County R-III Schools – Twin Creek Campus, an addition in Platte County, Missouri, on approximately 86.13 acres generally located at the southwest corner of N.W. 95th Street and N. Platte Purchase Drive, creating 1 lot and 2 tracts for the purpose of a 2 lot commercial subdivision; accepting and releasing various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00057)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Platte County R-III Schools – Twin Creek Campus, 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 Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention and BMP Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

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

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on January 4, 2022.

..end

Approved as to form and legality:

Eluard Alegre
Associate City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220285

Ordinance Number

Brief Title

Approving the plat of Platte County R-III Schools – Twin Creek Campus, an addition in Kansas City, Platte County, Missouri

<p>Specific Address Approximately 86.13 acres generally located at the southwest corner of N.W. 95th Street and N. Platte Purchase Drive creating 1 lot and 2 tracts</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Platte County R-III School District, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 1 lot commercial subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 2(PL) Loar - Fowler Other districts (school, etc.) Platte County R-III</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Case No. CD-CPC-2019-00201 & CD-CPC-2019-00202 – On May 19, 2019 City Planning Commission approved area plan amendment to the KCIA Area Plan and a rezoning to District MPD (Master Planned Development) to allow for a mixed-use development including residential, commercial, recreational, and public and civic uses.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Platte County R-III School District City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission January 4, 2022 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

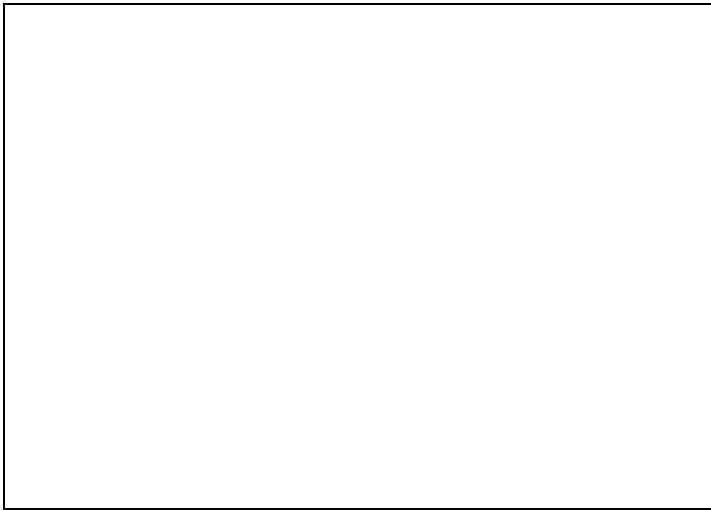
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Policy / Program Impact

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

Finances

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



How will this contribute to a sustainable Kansas City?	<p>This project consists of platting to create a single commercial lot and two tracts on approximately 80 acres of previously undeveloped property. The storm water volume and peak flow will be maintained at or below existing rates upon the development of the site. This development will increase the tax base for the developed lot.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: February 28, 2022

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

Reference or Case Numbers: CLD-FnPlat-2021-00057



File #: 220286

ORDINANCE NO. 220286

Authorizing the Director of Health to enter into contracts with area health centers to include Kansas City CARE Clinic, Northland Health Care Access, Samuel U. Rodgers Health Center, Swope Parkway Health Center, Children’s Mercy Hospital, and Truman Medical Center, to provide primary health care services to uninsured residents in Kansas City, Missouri; authorizing the Director of Health to extend the term of the contracts or increase or decrease the total contract dollar amounts upon need and appropriation without further Council approval; and establishing an effective date.

WHEREAS, this ordinance authorizes contracts with various health centers and hospitals to provide primary health care services to uninsured residents; and

WHEREAS, this ordinance shall have an effective date of May 1, 2022; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That contracts between the City of Kansas City, Missouri, acting through its Director of Health, and Kansas City CARE Clinic, Northland Health Care Access, Samuel U. Rodgers Health Center, Swope Parkway Health Center, Children’s Mercy Hospital, and Truman Medical Center, for the provision of primary health care services to the City’s uninsured residents for the period beginning May 1, 2022, through April 30, 2023, to be paid from funds previously appropriated to the Health Levy accounts listed below, are hereby accepted and approved. Copies of these contracts, in substantial form, are on file with the Director of Health.

23-2330-512138-F	Kansas City CARE Clinic	\$ 538,660.00
23-2330-512135-F	Northland Health Care Access	331,898.00
23-2330-512139-F	Samuel U. Rodgers	927,030.00
23-2330-512137-F	Swope Parkway Health Center	1,698,236.00
23-2330-512120-F	Children’s Mercy Hospital	500,000.00
23-2330-512150-F	Truman Medical Center	<u>26,400,000.00</u>
	TOTAL	\$30,395,824.00

Section 2. That the Director is hereby authorized to extend the term of these contracts without further Council approval and that the Director is also hereby authorized to amend these contracts to increase or decrease the total contract dollar amounts contingent upon the need and availability of appropriated funds.

Section 3. That this ordinance shall have an effective date of May 1, 2022.

..end

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

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Joseph Guarino
Assistant City Attorney

LEGISLATIVE FISCAL NOTE

LEGISLATION
NUMBER:

220286

LEGISLATION IN BRIEF:

Authorizing the Director of Health to enter into contracts with area health centers to include Kansas City CARE Clinic, Northland Health Care Access, Samuel U. Rodgers Health Center, Swope Parkway Health Center, Children’s Mercy Hospital, and Truman Medical Center, to provide primary health care services to uninsured residents in Kansas City, Missouri; authorizing the Director of Health to extend the term of the contracts or increase or decrease the total contract dollar amounts upon need and appropriation without further Council approval; and establishing an effective date.

What is the purpose of this legislation?

OPERATIONAL

For the purpose of authorizing expenditures new or planned to conduct municipal services

Does this legislation spend money?

YES

Yes/No

See Sections 01, 02 and 03 for sources of funding

Does this legislation estimate new Revenues?

NO

Yes/No

0

Does this Legislation Increase Appropriations?

NO

Yes/No

Are costs associated with this legislation ongoing (Yes)? Or one-time (No)

NO

Yes/No

See Section 00: " Notes" Below

Section 00: Notes:

Purpose of this ordinance is to authorize contracts with various health centers and hospitals to provide services to uninsured residents. All monies are included in the FY22-23 Adopted Budget.

Five years of operational costs for ongoing programs should be included in Section 04 below.

FINANCIAL IMPACT OF LEGISLATION

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

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23 BUD	FY 23-24 EST
2330	VARIOUS	VARIOUS		30,395,824.00	

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

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

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

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

NET IMPACT ON OPERATIONAL BUDGET

-	-
-	-

RESERVE STATUS:

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

FUND	FUND NAME	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	All Outyears
2330	Health							
TOTAL REV		-	-	-	-	-	-	-

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2330	Health		30,395,824					
TOTAL EXP		-	30,395,824	-	-	-	-	-

NET Per-YEAR IMPACT - (30,395,824) - - - - -

NET IMPACT (SIX YEARS) (30,395,824.00)

REVIEWED BY **Halle Musfeldt, OMB**

DATE **3/25/2022**



File #: 220297

ORDINANCE NO. 220297

Approving the Twenty-First Amendment to the KCI Corridor Tax Increment Financing Plan and directing the City Clerk to send a copy of this ordinance to Platte County.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), the City Council of Kansas City, Missouri (the "Council") by Ordinance No. 54556 passed on November 24, 1982, and thereafter repealed and amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015 (the "Authorizing Ordinances") created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on March 11, 1999, the Council passed Ordinance No. 990256, which accepted the recommendations of the Commission as to the approval of the KCI Corridor Tax Increment Financing Plan (the "Redevelopment Plan" or "Plan") and the designation of the Redevelopment Area described thereby as an economic development area, and authorized the Commission to take all such action as may be needed to effectuate the Redevelopment Plan; and

WHEREAS, the First Amendment to the Plan provided for clarifying procedures in the Plan for the acquisition of property necessary for the construction of street and intersection improvements; and

WHEREAS, the Second Amendment to the Plan provided for the collection and distribution of surplus Payments in Lieu of Taxes; and

WHEREAS, the Third Amendment to the Plan provided for modifications to the Budget of Redevelopment Project Costs; and

WHEREAS, the Fourth Amendment to the Plan provided for (a) the expansion of the boundaries of the Redevelopment Area to encompass an area bounded by Tiffany Springs Road on the South and Skyview on the West, encompassing an area of approximately 50.24 acres and (b) modification to the Budget of Redevelopment Project Costs; and

WHEREAS, the Fifth Amendment to the Plan provided for (a) modifications to the Budget of Redevelopment Project Costs and (b) modifications to the description of public improvements; and

WHEREAS, the Sixth Amendment to the Plan provided for modifications to the Budget of Redevelopment Project Costs; and

WHEREAS, the Seventh Amendment to the Plan provided for (a) modifications to the Budget of Redevelopment Project Costs and (b) the removal of the Commission Representative from the Advisory Committee, placing him/her as an ex-officio member; and

WHEREAS, the Eighth Amendment to the Plan provided for modifications to the Budget of Redevelopment Projects Costs and was later amended by Ordinance No. 100497; and

WHEREAS, the Ninth Amendment to the Plan provided for modifications to the Budget of Redevelopment Project Costs and specifically for costs related to road improvements, including the Roundabouts of Tiffany Springs Road at Ambassador Drive, Skyview Avenue and NW 88th Street; and

WHEREAS, the Tenth Amendment to the Plan provided for (a) modifications to the expansion of the boundaries of the Redevelopment Area (b) the addition of Redevelopment Projects, (c) modifications to the Budget of Redevelopment Projects and (d) modifications to the composition of the KCI Corridor Advisory Committee; and

WHEREAS, the Eleventh Amendment to the Plan provided for modifications to the Budget of Redevelopment Project Costs, including costs that relate to Tiffany Springs Parkway Interchange, NW Prairie Road and N Congress Avenue; and

WHEREAS, the Twelfth Amendment to the Plan provided for (a) the expansion of the boundaries of the Redevelopment Area, (b) modifications to the Budget of Redevelopment Project Costs and (c) modifications to the Projected Economic Activity Taxes; and

WHEREAS, the Thirteenth Amendment to the Plan provided for modifications to the Budget of Redevelopment Project Costs; and

WHEREAS, the Fourteenth Amendment to the Plan provided for modifications to the Budget of Redevelopment Project Costs and modifications to the Sources of Funds; and

WHEREAS, the Fifteenth Amendment to the Plan provided for (a) modifications to the Budget of Redevelopment Project Costs and (b) the inclusion of additional public improvements, including (i) the design and construction of 108th Street/ Shoal Creek Parkway beginning near Platte Purchase Drive and extending west to the Platte County line and (ii) the construction of trail segments along Route 152 & I-29 beginning at N. Platte Purchase Drive and ending at N. Childress Avenue; and

WHEREAS, the Sixteenth Amendment provided for (a) a modification to the description of the Redevelopment Area and (b) the elimination of all improvements contemplated by or funded with tax increment financing generated by Redevelopment Project Area 21; and

WHEREAS, the Seventeenth Amendment provided for (a) the expansion of the boundaries of the Redevelopment Area, (b) the inclusion of additional public infrastructure improvements and (c) modifications to the Budget of Redevelopment Project Costs; and

WHEREAS, the Eighteenth Amendment provided for (a) the expansion of the Redevelopment Area, (b) the inclusion of additional public improvements, (c) modifications to the Budget of Redevelopment Projects and (d) modifications to the Sources of Funds; and

WHEREAS, the Nineteenth Amendment provided for (a) the removal of certain public infrastructure improvements, (b) modifications to the Budget Redevelopment Project Costs identified by the Plan and (c) modifications to the Sources of Funds for all estimated Redevelopment Project Costs identified by the Plan; and

WHEREAS, the Twentieth Amendment provided for (a) the addition of public infrastructure improvements, (b) modifications to the Budget Redevelopment Project Costs identified by the Plan and (c) modifications to the Sources of Funds for all estimated Redevelopment Project Costs identified by the Plan; and

WHEREAS, the Twenty-First Amendment provides for (a) modifications to the Budget of Redevelopment Project Costs and (c) modifications to the Sources of Funds; and

NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Twenty-First Amendment, a copy of which is attached hereto, is hereby approved.

Section 2. That all terms used in this Ordinance, not otherwise defined herein, shall be construed as defined in the Act.

Section 3. That the Council finds that:

- (a) Good cause has been shown for amendment of the Redevelopment Plan, and that the findings of the City Council in Ordinance Nos. 990256, 040618, 040619, 040620, 040621, 050107, 060326, 080211, 090260, 100497, 101007, 110603, 120485, 120618, 130108, 140092, 140907, 160416, 170970, 190827, 200204 and 200710 with respect to the Redevelopment Plan are not affected by the Twenty-First Amendment and apply equally to the Twenty-First Amendment;
- (b) The Redevelopment Area, as amended, is an economic development area, as a whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan, as amended by the Twenty-First Amendment, and the utilization of tax increment financing;

- (c) The areas selected as Redevelopment Projects include only those parcels of real property and improvements which will be directly and substantially benefited by the public improvements described by the Redevelopment Plan, as amended by the Twenty-First Amendment;
- (d) The Redevelopment Plan, as amended by the Twenty-First Amendment, and each Redevelopment Project, conform to the comprehensive plan for the development of the City as a whole;
- (e) The estimated dates of completion of the respective Redevelopment Projects and retirement of any obligations incurred to finance Redevelopment Project Costs have been stated in the Redevelopment Plan, as amended by the Twenty-First Amendment, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project authorized by the Plan, as amended;
- (f) A plan has been developed for relocation assistance for businesses and residences;
- (g) The Twenty-First Amendment does not alter the cost-benefit analysis previously incorporated within the Redevelopment Plan.
- (h) The Twenty-First Amendment does not include the initial development or redevelopment of any gambling establishment; and
- (i) A study has been completed and the findings of such study satisfy the requirements set out in subdivision (1) of Section 99.810, RSMo.

..end

Approved as to form and legality:

Emalea Black
Assistant City Attorney

GENERAL

Ordinance Fact Sheet

220297

Ordinance Number

Brief Title	Approval Deadline	Reason
KCI Corridor TIF Plan		
Twenty-First Amendment		

Details	Positions/Recommendations														
<p>Specific Address</p> <p>The Redevelopment Area described by the TIF Plan is an area generally bound by Tiffany Springs Parkway and NE 108th Street on the North, Barry Road on the South, Interstate 29 on the West, and Platte-Clay County Line on the East in Kansas City, Platte County, Missouri.</p> <p>Reason For Legislation</p> <p>The Twenty-First Amendment aligns the budget with the Development agreement, and makes modifications to the budget.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Sponsor</td> <td></td> </tr> <tr> <td>Programs, Departments, or Groups Affected</td> <td>Not known</td> </tr> <tr> <td>Applicants / Proponents</td> <td> Applicant Tax Increment Financing Commission City Department Other </td> </tr> <tr> <td>Opponents</td> <td> Groups or Individuals None Known Basis of opposition </td> </tr> <tr> <td>Staff Recommendation</td> <td> <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against </td> </tr> <tr> <td>Board or Commission Recommendation</td> <td> By <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions) <input type="checkbox"/> Not Applicable </td> </tr> <tr> <td>Council Committee Actions</td> <td> <input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass </td> </tr> </table>	Sponsor		Programs, Departments, or Groups Affected	Not known	Applicants / Proponents	Applicant Tax Increment Financing Commission City Department Other	Opponents	Groups or Individuals None Known Basis of opposition	Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against	Board or Commission Recommendation	By <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions) <input type="checkbox"/> Not Applicable	Council Committee Actions	<input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass
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<p>Discussion (explain all financial aspects of the proposed legislation, including future implications, any direct/indirect costs, specific account numbers, ordinance references, and budget page numbers.)</p> <p>The Plan was approved by the City Council's passage of Ordinance No. 990256. The Plan was subsequently amended 20 times.</p> <p>The Twenty-First Amendment provides for amending the budget to align with the Sports Complex budget with the development agreement. It also combines line items for Project 17, and adds \$200,000 to project 7D under "Other Funding Sources" to account for recent impact fees allocation.</p>															

Details

Policy/Program Impact

Statutory Findings:
 It is Staff's recommendation that the Twenty-first Amendment does not alter the previous required statutory findings made by the Commission and the City. Specifically:

Economic Development Area: The Twenty-first Amendment does not alter the Commission's and City's previous finding that the Redevelopment Area on the whole is an economic development area and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. This amendment would not change these findings.

Finding the Area Conforms to the City's Comprehensive Plan: The changes contemplated by the Twenty-first Amendment are of a nature that they do not alter the TIF Commission's and City's previous finding that the KCI Corridor TIF Plan conforms with the City's FOCUS Plan and the applicable Area Plan.

Redevelopment Schedule: The Twenty-first Amendment does not alter the Commission's and City's finding that the estimated date of completion of any redevelopment project described by the Plan and retirement of obligations incurred to finance redevelopment project costs identified by the Plan shall not occur later than twenty-three (23) years after such redevelopment project is approved by ordinance.

Relocation Plan: The changes contemplated by the Twenty-first Amendment are of a nature that they do not alter the previous relocation assistance plan that is a part of the KCI Corridor TIF Plan. The Twentieth Amendment does not contemplate the relocation of any businesses or residents.

Gambling Establishment: The Twenty-first Amendment does not include development or redevelopment of any gambling establishment.

Acquisition by Eminent Domain: The Twenty-first Amendment does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of the Ordinance approving such Redevelopment Project.

Date to Adopt Redevelopment Project: The Twenty-first Amendment does not provide for the adoption of an Ordinance approving any Redevelopment Project later than ten (10) years from the adoption of the Plan.

Recommendation: TIFC recommends approval of this ordinance.

Policy or Program Change	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	Not Applicable

Finances

Cost & Revenue Projections -- Including Indirect Costs	
Financial Impact	None
Fund Source (s) and Appropriation Account Codes	
Is this Ordinance or Resolution Good for the Children?	Yes. The KCI Corridor TIF Plan stimulates infrastructure development that creates jobs that ultimately impact our children.

Applicable Dates:

Fact Sheet Prepared by:

David Leader, Development Services Specialist, Economic Development Corporation of Kansas City

Reviewed by:

Reference Numbers

LEGISLATIVE FISCAL NOTE	LEGISLATION NUMBER:	220297
--------------------------------	------------------------	--------

LEGISLATION IN BRIEF:

Approving the Twenty-First Amendment to the KCI Corridor Tax Increment Financing Plan and directing the City Clerk to send a copy of this ordinance to Platte County

What is the purpose of this legislation? ECONOMIC DEVELOPMENT

For the purpose of entering an agreement between the city and third party for the attraction or retention of economic activity for the purpose of economic development.

Does this legislation spend money appropriated in the current fiscal year? NO *Yes/No*

What is the city's obligation in future fiscal Years (See Section 04)

Does this Legislation estimate new revenue in the current Fiscal Year? NO *Yes/No*

What is the city's gross new revenue in future Fiscal Years? (See Section 01)

0 NO *Yes/No*

0

0 NO *Yes/No*

0

Section 00: Notes:

This legislation approves the Twenty-First Amendment to the KCI Corridor TIF and modifies several of the project budget lines. The fiscal impact of specific projects is contemplated at the time of project activation. The amendment does increase the budget for Project 7D, however, this is a non-reimbursable expense and presents no fiscal impact to the City.

0

FINANCIAL IMPACT OF LEGISLATION

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

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

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

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

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

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

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

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

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
TOTAL REV		-	-	-	-	-	-	-

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
TOTAL EXP		-	-	-	-	-	-	-

NET Per-YEAR IMPACT	-	-	-	-	-	-	-
NET IMPACT (SIX YEARS)	-						

REVIEWED BY Tanner Owens, OMB DATE 4/1/2022

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File #: 220298

ORDINANCE NO. 220298

Approving the Twenty-Second Amendment to the Shoal Creek Parkway Tax Increment Financing Plan and directing the City Clerk to send a copy of this ordinance to Clay County.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), the City Council of Kansas City, Missouri (the "Council") by Ordinance No. 54556 passed on November 24, 1982, and thereafter repealed and amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015 (the "Authorizing Ordinances") created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on November 10, 1994, the Council passed Ordinance No. 941443, which accepted the recommendations of the Commission as to the approval of Shoal Creek Parkway Tax Increment Financing Plan (the "Redevelopment Plan" or "Plan") and the designation of the Redevelopment Area described thereby as an economic development area, and authorized the Commission to take all such action as may be needed to effectuate the Redevelopment Plan; and

WHEREAS, the First Amendment to the Plan, which provides for the expansion of the boundaries of the Redevelopment Area and provides for the use of tax increment financing revenues to assist in financing construction of certain portions of Shoal Creek Parkway and sidewalks, street lights and appurtenances, was approved by the Council by Ordinance No. 971310, passed October 2, 1997; and

WHEREAS, the Second Amendment to the Plan, which provides for the addition of two redevelopment projects, the expansions of the Redevelopment Area and for the development of additional commercial space in the expanded Redevelopment Area, was approved by the Council by Ordinance No. 021283 passed on October 31, 2002, with the legal description revised by Ordinance No. 030545 on May 8, 2003; and

WHEREAS, the Third Amendment to the Plan, which provides for the construction of the Flintlock Flyover and Shoal Creek Parkway from I-435 to Pleasant Valley Road, was approved by the Council by Ordinance No. 040457, passed on April 29, 2004; and

WHEREAS, the Fourth Amendment to the Plan, which provides that 80% of the economic activity taxes generated and collected within the Redevelopment Area be utilized to

reimburse certain redevelopment project costs identified by the Fourth Amendment and further provides for revisions to the Budget of Redevelopment Project Costs, was approved by the Council by Ordinance No. 041218, passed on November 9, 2004; and

WHEREAS, the Fifth Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs and further provides for the expansion of the Redevelopment Area to include the proposed alignment of Maplewoods Parkway between Indiana and Brighton, was approved by the Council by Ordinance No. 060903, passed on August 31, 2006; and

WHEREAS, the Sixth Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs, specifically for costs related to N. Brighton as well as Searcy Creek Parkway, was approved by the Council by Committee Substitute for Ordinance No. 061320, passed on December 14, 2006; and

WHEREAS, the Seventh Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs and specifically for costs related to the acquisition of property and further provides for the removal of the Commission Representative from the Advisory Committee, placing him/her as an ex-officio member, was approved by the Council by Ordinance No. 080419, passed on May 8, 2008; and

WHEREAS, the Eighth Amendment to the Plan, which provides for the expansion of the Redevelopment Area and the addition of Redevelopment Project Areas, modifications to the Budget of Redevelopment Projects Costs, and modifications to the Estimated Economic Activity Taxes during the time tax increment financing is authorized, was approved by the Council by Ordinance No. 081118, passed on November 20, 2008; and

WHEREAS, the Ninth Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs and specifically for costs related to road improvements, was approved by the Council by Committee Substitute for Ordinance No. 090262, passed on April 16, 2009; and

WHEREAS, the Tenth Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs, the issuance of bonds, modifications to the description of the Redevelopment Area, and the acquisition of right-of-way for road improvements, was approved by the Council by Ordinance No. 110073, passed on March 10, 2011; and

WHEREAS, the Eleventh Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs and modifications to the Land Acquisition & Disposition Exhibit to include additional properties for right of way acquisition, was approved by the Council by Ordinance No. 130532, passed on July 25, 2013; and

WHEREAS, the Twelfth Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs, the addition of certain public improvements and the expansion of the Redevelopment Area, was approved by the Council by Ordinance No. 160592, passed on August 25, 2016; and

WHEREAS, the Thirteenth Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs and the addition of certain public improvements, was approved by the Council by Ordinance No. 170327, passed on May 18, 2017; and

WHEREAS, the Fourteenth Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs and modifications to the Sources of Funds for all redevelopment project costs, was approved by the Council by Ordinance No. 180583, passed on August 23, 2018; and

WHEREAS, the Fifteenth Amendment to the Plan, which provides for a modification to the boundaries of the Redevelopment Area; modifications to the boundaries of Redevelopment Project Areas F, N and O; the removal of Redevelopment Project Areas C, E, H, I, Q, S, T, U, V, W, X, Y, AA, and BB; modifications to the description of the public improvements; modifications to the Budget of Redevelopment Project Costs; and modifications to the Sources and Uses, was approved by the Council by Ordinance No. 190216, passed on April 18, 2019; and

WHEREAS, the Sixteenth Amendment, which provides for (a) modifications to the description of the public improvements contemplated by the Plan, (b) modifications to the Budget of Redevelopment Project Costs, and (c) modifications to the Sources of Funds, passed on November 14, 2019; and

WHEREAS, the Seventeenth Amendment, which provides for provides for modifications Redevelopment Schedule as to the completion of the public improvements contemplated by the Plan passed on March 26, 2020; and

WHEREAS, the Eighteenth Amendment, which provides for (a) modifications to the boundaries of Redevelopment Project Area N and Redevelopment Project Area P, (b) modifications to the description of public improvements described by the Plan, (c) modifications to the Budget of Redevelopment Project Costs, (d) modifications to the Sources of Funds and (e) modifications to the Development Schedule passed on December 20, 2020; and

WHEREAS, the Nineteenth Amendment, which provides for (a) modifications to the Budget of Redevelopment Project Costs and (b) modifications to the Sources of Funds passed on March 7, 2021; and

WHEREAS, the Twentieth Amendment, which provides for (a) modifications to the Budget of Redevelopment Project Costs and (b) modifications to the Sources of Funds, was passed on June 17, 2021; and

WHEREAS, the Twenty-First Amendment, which provides for (a) modifications to the boundaries of the Redevelopment Area, (b) modifications to the description of public improvements described by the Plan, (c) modifications to the Budget of Redevelopment Project Costs, (d) modifications to the Sources of Funds and (e) modifications to the Development Schedule passed on September 16, 2021; and

WHEREAS, the Twenty-Second Amendment provides for (a) modifications to the Budget of Redevelopment Project Costs and (2) modifications to the Development Schedule; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Twenty-Second Amendment, a copy of which is attached hereto, is hereby approved.

Section 2. That all terms used in this Ordinance, not otherwise defined herein, shall be construed as defined in the Act.

Section 3. That the Council finds that:

- (a) Good cause has been shown for amendment of the Redevelopment Plan, and that the findings of the City Council in Ordinance Nos. 941443, 971310, 021283, 030545, 040457, 041218, 060903, 061320, 080419, 081118, 090262, 110073, 130532, 160592, 170327, 180583, 190216, 201016, 210134, 210500, and 210750 with respect to the Redevelopment Plan are not affected by the Twenty-Second Amendment and apply equally to the Twenty-Second Amendment;
- (b) The Redevelopment Area, as amended, is an economic development area, as a whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan, as amended by the Twenty-Second Amendment, and the utilization of tax increment financing;
- (c) The areas selected as Redevelopment Projects include only those parcels of real property and improvements which will be directly and substantially benefited by the public improvements described by the Redevelopment Plan, as amended by the Twenty-Second Amendment;
- (d) The Redevelopment Plan, as amended by the Twenty-Second Amendment, and each Redevelopment Project, conform to the comprehensive plan for the development of the City as a whole;
- (e) The estimated dates of completion of the respective Redevelopment Projects and retirement of any obligations incurred to finance Redevelopment Project Costs have been stated in the Redevelopment Plan, as amended by the Twenty-Second Amendment, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project authorized by the Plan, as amended;
- (f) A plan has been developed for relocation assistance for businesses and residences;

- (g) The Twenty-Second Amendment does not alter the cost-benefit analysis previously incorporated within the Redevelopment Plan.
- (h) The Twenty-Second Amendment does not include the initial development or redevelopment of any gambling establishment; and
- (i) A study has been completed and the findings of such study satisfy the requirements set out in subdivision (1) of Section 99.810, RSMo.

..end

Approved as to form and legality:

Emalea Black
Assistant City Attorney

GENERAL

Ordinance Fact Sheet

220298

Ordinance Number

Brief Title Shoal Creek Parkway TIF - Twenty-Second Amendment	Approval Deadline	Reason
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Details	Positions/Recommendations														
<p>Specific Address</p> <p>The Redevelopment Area is generally bounded by US Highway 152 on the north, 1-35 on the east and North Church west and south in Kansas City, Clay County, Missouri.</p> <p>Reason For Legislation</p> <p>The Shoal Creek Parkway TIF Plan 22nd Amendment updates the dates for the completion of public improvement projects.</p> <p>Discussion</p> <p>The 22nd Amendment will:</p> <ul style="list-style-type: none"> *Modify the date of completing for the design of North Brighton Ave to December 2024 (Public Improvement G2) *Modify the date of completion for construction of North Brighton Road to March 2023 (Public Improvements G2 and M1) *Modify the date of completion for installation of streetlights along N Sherman Road to May 2022 (Public Improvement V) *Modify date of completion for the design and construction of a trail segment along Shoal Creek Parkway to April 2024 (Public Improvement P) *Modify budget of costs related to implementation of improvements within Hodge Park (Public Improvement N) 	<table border="1"> <tr> <td data-bbox="771 380 1036 457"> Sponsor </td> <td data-bbox="1036 380 1578 457"> Tax Increment Financing Commission </td> </tr> <tr> <td data-bbox="771 457 1036 640"> Programs, Departments, or Groups Affected </td> <td data-bbox="1036 457 1578 640"></td> </tr> <tr> <td data-bbox="771 640 1036 842"> Applicants / Proponents </td> <td data-bbox="1036 640 1578 842"> Applicant Tax Increment Financing Commission City Department Other </td> </tr> <tr> <td data-bbox="771 842 1036 1066"> Opponents </td> <td data-bbox="1036 842 1578 1066"> Groups or Individuals None Known Basis of opposition </td> </tr> <tr> <td data-bbox="771 1066 1036 1356"> Staff (TIF Staff) Recommendation </td> <td data-bbox="1036 1066 1578 1356"> <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against </td> </tr> <tr> <td data-bbox="771 1356 1036 1621"> Board or Commission Recommendation </td> <td data-bbox="1036 1356 1578 1621"> By Tax Increment Financing Commission <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions) <input type="checkbox"/> Not Applicable </td> </tr> <tr> <td data-bbox="771 1621 1036 1925"> Council Committee Actions </td> <td data-bbox="1036 1621 1578 1925"> <input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass </td> </tr> </table>	Sponsor	Tax Increment Financing Commission	Programs, Departments, or Groups Affected		Applicants / Proponents	Applicant Tax Increment Financing Commission City Department Other	Opponents	Groups or Individuals None Known Basis of opposition	Staff (TIF Staff) Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against	Board or Commission Recommendation	By Tax Increment Financing Commission <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions) <input type="checkbox"/> Not Applicable	Council Committee Actions	<input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass
Sponsor	Tax Increment Financing Commission														
Programs, Departments, or Groups Affected															
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(Continued on reverse side)

Details

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Policy/Program Impact

Policy or Program Change	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	Not Applicable

Finances

Cost & Revenue Projections -- Including Indirect Costs	
Financial Impact	
Fund Source (s) and Appropriation Account Codes	
Is this Ordinance or Resolution Good for the Children?	Infrastructure improvements are good for the children.

Applicable Dates:

Fact Sheet Prepared by:

David Leader, Development Services Specialist, Economic Development Corporation of Kansas City

Reviewed by:

Reference Numbers



File #: 220303

ORDINANCE NO. 220303

Approving a development plan in District B2-2 on an approximately 3.8 acre tract of land generally located at 6301 James A. Reed Road to allow for a self-storage facility.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B2-2 (Neighborhood Business 2) on an approximately 3.8 acre tract of land generally located 6301 James A. Reed Road, and more specifically described as follows:

6301 James A Reed Road, American Family Insurance Tract A, a subdivision of record in Kansas City, Jackson County, Missouri.

is hereby approved, subject to the following conditions:

1. The developer shall provide a fire sprinkler system as required by the Code of Ordinances.
2. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted APWA standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and the developer shall secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy.
3. The developer shall pay impact fees as required by Chapter 39 of the Code of Ordinances.
4. 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.
5. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

6. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
7. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
8. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy.
9. The developer shall comply with the fire flow requirements as set forth in Appendix B of the International Fire Code 2018.
10. The developer shall be responsible for ensuring availability of an operable fire hydrant within 100 feet of a Fire Department connection on any building equipped with a fire standpipe system.
11. The developer shall install fire hydrants and said hydrants shall be operable prior to the arrival of any combustible materials onsite. Fire hydrant distribution shall follow IFC-2018, Table C102.1.
12. The developer shall provide a means for emergency operation, as approved by the Fire Department, if a security gate spans across a fire access road.
13. The developer shall install street trees at a rate of 1 per 30 linear feet of street frontage and installed per planting and species specifications as required by the Parks and Recreation Department.
14. The developer shall record a fifteen-foot water easement prior to issuance of a certificate of occupancy.

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 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.

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

220303

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2021-00229

Brief Title

To approve a development plan for a self-storage facility.

Details

Location: 6301 James A. Reed Rd.

Reason for Legislation: City Council must approve development plans.

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

SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

The City Plan Commission recommended approval of this development plan on March 1, 2022 subject to conditions and one correction, as follows:

- That the plan be revised to enumerate the number of self-storage units proposed.

The revised plan was submitted March 20, 2022.

Positions/Recommendations

Sponsors	Jeffrey Williams, AIC City Planning & Development Director
Programs, Departments or Groups Affected	5 th District (Barnes, Parks-Shaw)
Applicants / Proponents	Applicant Braden Taylor MKEC Engineering, Inc. City Department City Planning & Development Other
Opponents	Groups or Individuals None
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	Reason Against
Board or Commission Recommendation	City Plan Commission (1-Mar-2022) By (Baker, Cowl, Enders, Hill, Rojas, Sadowski; Allender and Beasley absent)
	<input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass
	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold
	<input type="checkbox"/> Do not pass

Fact Sheet Prepared By: **Date:** April 6, 2022

Joseph Rexwinkle, AICP
Division Manager

Reviewed By: **Date:** April 6, 2022

Joseph Rexwinkle, AICP
Division Manager

Initial Application Filed: December 11, 2021
City Plan Commission Action: March 1, 2022
Revised Plans Filed: March 16, 2022
Total Review Days with City: 16
Total Review Days with Applicant: 30

Reference Numbers:
Case No. CD-CPC-2021-00229



File #: 211122

ORDINANCE NO. 211122

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

88-605-03 - STREET NAMING COMMITTEE

88-605-03-A. ESTABLISHMENT AND PURPOSE

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

88-605-03-B. MEMBERSHIP

The following individuals are members of the street naming committee:

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

88-605-03-C. EX OFFICIO MEMBERS

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

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

88-605-03-D. PROCEDURES

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

88-605-03-E. HONORARY STREET NAMES

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

1. **CONSIDERATION OF NOMINEES**

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

2. **PETITION OF SUPPORT**

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

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

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

4. **FINANCIAL BURDEN**

The costs of fabrication and installation of the honorary signs as well as all future maintenance and replacement of the signs will be the responsibility of the nominating person or group.

5. **PLACEMENT AND DESIGN OF SIGNS**

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

6. **TERMINATION OF AN HONORARY STREET NAME DESIGNATION**
The city may choose at any time and for any reason to discontinue any honorary street name designation by approval of the city council. Should all of the signs become missing or vandalized and remain so for a period of one year with no remedy, the designation will be considered abandoned. The city will not replace or repair any honorary signs without compensation.

7. **HONORARY STREET NAME AS ALIAS FOR OFFICIAL STREET NAME**
The honorary street name must be logged as an alias in the city's emergency communications system and by the U.S. Postal Service for mail delivery purposes.

88-605-03-F. STREET RENAMING

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

1. **CONSIDERATION OF RE-NAMING**
The city council or the Parks Board in the case of streets under their jurisdiction may initiate renaming of a street. The city planning and development director may initiate renaming only in the instance of fixing an error. A statement outlining the need to rename a street and a map indicating where the street re-naming is being requested shall be provided.

2. **CONSIDERATION BY THE STREET NAMING COMMITTEE**
The application must be referred to the street naming committee for review. After the street naming committee reviews the application, a report discussing the impacts on the property owners, the anticipated costs that will be incurred to carry out the request and a recommendation must be prepared and submitted to the city council.

3. **NOTICE OF HEARING**
Notice of the city council public hearing must be sent by the initiator by U.S. mail, first class at least 13 days before the date of the hearing to all property owners adjacent to the section of street proposed to be renamed, any registered neighborhood organization and/or registered civic organization whose boundaries include the subject street, and all owners of property within 300 feet of the street to be renamed. Addresses must be based on the latest available, city-maintained property ownership information. The mailed notice shall indicate the date, time and place of the public hearing, describe the requested action to be taken, indicate where to obtain additional information, and provide contact or other information sufficient for those interested to determine when the city council will hold its hearing on the re-naming.

4. **HEARING AND FINAL ACTION**

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

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

..end

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

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

211122

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2021-00204

Brief Title

A request to amend Chapter 88, street naming to clarify the process for street renaming and approvals for honorary street naming allow for other types of signs to be relocated that are a part of an eminent domain action.

Details

Location: City Wide

Reason for Legislation: To amend Chapter 88, Street Naming to clarify the process for street re-naming and approvals for honorary street naming.

PLAN REVIEW

The proposed code amendment began based on direction from CS Resolution 200838, which directed staff to amend Chapter 88 to provide process for re-naming of streets and for approving authority for honorary street names. The proposed amendment provides a formal process for re-naming of streets including notification of all adjacent landowners and everyone within 300' of the street to be renamed. The city council and the parks board (when streets under their jurisdiction) can initiate renaming a street. City Planning Director has the authority to apply only if the change is to fix an error on a plat. The street naming committee shall review and make recommendation to the city council. Notice shall be made to all adjacent property owners and owners within 300' of the street. The council shall have a public hearing and then with a simple majority vote, choose to approve or deny. The other adjustment is requiring honorary street names be approved by the city council. This is to ensure those being honored meet the city council's desire for individuals that were leaders, community activist or state and national leaders.

CPC RECOMMENDATION

On December 7, 2021 the CPC recommended approval of CD-CPC-2021-00204 without conditions.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	City Wide
Applicants / Proponents	Applicant
	City Department City Planning & Development Other
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	Reason Against
Board or Commission Recommendation	City Plan Commission (6-0) 12-07-2021 By Beasley, Crowl, Enders, Hill, Rojas, Allender
	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken
	<input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass
	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold
	<input type="checkbox"/> Do not pass

Continued from Page 1

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

Finances

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

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Appropriation Account Codes

Continued from Page 2

<p>Fact Sheet Prepared By: Diane Binckley Deputy Director</p>	<p>Date: 12-15-2021</p>	<p>Initial Application Filed:</p>
<p>Reviewed By: Diane Binckley Deputy Director</p>	<p>Date: 12-15-2021</p>	<p>City Plan Commission: 12-07-2021 Revised Plans Filed: N/A</p>
<p>Reference Numbers: Case No. CD-CPC-2021-00204</p>		



File #: 220233

ORDINANCE NO. 220233

Amending Section 68-449, Code of Ordinances, to provide parameters for the amendment of contracts for Central City Economic Development Sales Tax funds without City Council approval.

WHEREAS, Ordinance No. 160861 put before the voters the question of enacting an economic development sales tax devoted to projects located within the area bounded by 9th Street on the north, Gregory Boulevard on the south, The Paseo on the west, and Indiana Avenue on the east; and

WHEREAS, in a Special Election called on April 4, 2017, the voters of the City of Kansas City, Missouri approved Question 4 allowing the City of Kansas City to impose a sales tax of 1/8 percent to be used for funding economic development projects within the above defined area; and

WHEREAS, upon the voters' approval of Question 4, the imposition of this sales tax and the establishment of a Central City Economic Development ("CCED") Sales Tax Board responsible for analyzing and considering project proposals for the use of CCED sales tax revenues and providing the Council with its recommendations regarding which projects to fund with CCED sales tax revenues were codified in Section 68-449, Code of Ordinances; and

WHEREAS, Section 68-449, Code of Ordinances was amended in 2019 by Ordinance. No. 190738; and

WHEREAS, the Council recognizes the need for contracts for the use of CCED sales tax funds to be flexible with an efficient process, while still ensuring accountability and appropriate use of funds, and wishes to set standards for the amending of contracts without city council approval; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Section 68-449, Code of Ordinances, is hereby amended by repealing Section 68-449 and enacting a new subsection, to read as follows:

Sec. 68-449. Imposition of tax (Central City Economic Development Sales Tax 2017)

(a) *Sales tax enacted.* Pursuant to the authority granted by and subject to the provisions

of section 67.1305, RSMo, a tax for the benefit of the city is hereby imposed upon all sellers for the privilege of engaging in the business of selling tangible personal property or rendering taxable services at retail to the extent and in the manner provided in sections 144.010 – 144.525 RSMo, and the rules and regulations of the director of revenue issued pursuant thereto. The rate of the tax shall be 1/8 percent on the receipts from the sale at retail of all tangible personal property or taxable services at retail within the city, if such property and such services are subject to taxation by the state under the provisions of section 144.010 – 144.525 RSMo. The tax shall become effective October 1, 2017, for a period of 10 years and shall apply to all sales made after September 30, 2017, and shall be collected as provided in section 67.1305, RSMo.

(b) *Use of sales tax - geographic limitations.* The sales tax authorized pursuant to this section shall be used for projects located in the area bounded by 9th Street on the north; Gregory Boulevard on the south; The Paseo on the west; and Indiana Avenue on the east.

(c) *Economic development tax board.* A five member economic development tax board shall be established with City representatives appointed by the Mayor and approved by the City Council pursuant to section 67.1305, RSMo. prior to the expenditure of any revenue received pursuant to this sales tax for the purpose of:

- (1) considering economic development plans, economic development projects, or designations of an economic development area;
- (2) holding public hearings and providing notice of any such hearings;
- (3) recommending to the City Council actions concerning the adoption of or amendment to economic development plans, economic development projects, or designations of an economic development area;
- (4) considering, as to each proposed project, the following criteria: (i) effect on the City's long-term strategic plans for the impacted community, (ii) economic impact, including impact on the tax base, (iii) compliance with the City's existing zoning and area plan, (iv) relevant demographic data, including, but not limited to, the current population and expected population growth or decline in the impacted community, (v) current neighborhood stabilization and potential disruption of the neighborhood and (vi) environmental impacts; and
- (5) performing other duties established by the City Council.

(d) *Exclusion of revenues.* When imposed within a special taxing district this economic development sales tax shall be excluded from the calculation of revenues available to such districts, and no revenues from this sales tax shall be used for the purposes of any such special taxing district unless recommended by the economic development tax board and approved by the governing body imposing the tax. A special taxing district includes, but is not limited to a tax increment financing district, neighborhood improvement district, or community improvement district.

(e) *Debt retirement.* No revenues generated from the sales tax authorized pursuant to this section shall be expended for the retirement of debt under previously authorized bonded indebtedness or to repay bonds not yet issued unless such expenditures are expressly authorized by ordinance or resolution adopted by the City Council. The appropriation of funds to the Central City Economic Development Sales Tax Fund shall not be deemed sufficient for purposes of granting the authorization required herein.

(f) *Assistance of strategic long-term planner.* Without utilization of revenues from this sales tax, the economic development tax board shall be provided an experienced long-term strategic planner to assist it in carrying out its responsibilities. In addition to other assigned responsibilities, the strategic long-term planner shall assist the economic development tax board with analyzing all of the criteria listed above in Subsection 68-449(c)(4), as well as with the preparation of a chronological timeline of activities related to the assessment of proposed projects, an evaluation presented in an easily understood format compiling relevant data regarding each proposed project's impacts on population growth or decline, economic impact, economic impact on the tax base, a detailed listing of the individual and business organizations working on the proposed project and a detailed compilation of resources related to the proposed project and any cross benefits to be derived from the proposed project.

(g) *Amendment of contracts.* Any contract entered into upon authorization by city council for use of revenues of this sales tax may subsequently be amended by written agreement signed by the director of housing and community development without further city council authorization, provided that the amendment has been considered and recommended by the economic development tax board, does not alter the amount of this sales tax contributed under the contract by more than ten percent, and does not substantively change the development project. The city council may by ordinance modify the threshold for amendment without council approval.

..end

Approved as to form and legality:

Emalea Black
Assistant City Attorney

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

220233



File #: 220269

ORDINANCE NO. 220269

Rezoning an area of about 152 acres generally located on the south side of N.W. 100th Street between N. Green Hills Road to the west and N. Platte Purchase Drive to the east from Districts AG-R and R-7.5 to District MPD, and approving a preliminary development plan, which also serves as a preliminary plat to create 468 residential units and other amenities. (CD-CPC-2021-00216)

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 88-20A1315 rezoning an area of about 152 acres generally located on the south side of N.W. 100th Street between N. Green Hills Road to the west and N. Platte Purchase Drive to the east from Districts AG-R (Agricultural-Residential) and R-7.5 (Residential dash 7.5) to District MPD (Master Planned Development), and approving a preliminary development plan, which also serves as a preliminary plat to create 468 residential units and other amenities, said section to read as follows:

Section 88-20A1315. That an area legally described as:

A portion of the South half of Section 33, Township 52 North, Range 33 West and a portion of the Northwest quarter of Section 4, Township 51 North, Range 33 West, in the City of Kansas City, Platte County, Missouri, described as follows: Commencing for reference at the Northeast corner of the Southwest quarter of said Section 33; Thence, along the North line of the Southwest quarter of said Section 33, North 89°42'56" West, 1647.83 feet to the Northwest corner of the East 10 acres of the Northwest quarter of the Southwest quarter of said Section 33; Thence, along the West line of the East 10 acres of the Northwest quarter of the Southwest quarter of said Section 33, South 00°31'48" West, 75.01 feet to a point on a line parallel with and 75.00 feet South of the North line of the Southwest quarter of said Section 33, said point being the true point of beginning; thence, continuing along the West line of the East 10 acres of the Northwest quarter of the Southwest quarter of said Section 33, South 00°31'48" West, 1240.27 feet to a point on the North line of the Southwest quarter of the Southwest quarter of said Section 33; thence, along the North line of the Southwest quarter of the Southwest quarter of said Section 33, South 89°51'00" West, 988.55 feet to the Northwest corner of the Southwest quarter of the Southwest quarter of said Section 33; thence, along

the West line of the Southwest quarter of the Southwest quarter of said Section 33, South $00^{\circ}31'49''$ West, 1312.96 feet to the Southwest corner of the Southwest quarter of said Section 33; thence, along the South line of the Southwest quarter of said Section 33, North $89^{\circ}59'03''$ East, 306.84 feet to the Northeast corner of Tract A of Genesis Place-Second Plat, a subdivision in Kansas City, Platte County, Missouri; thence, along the Easterly line of said Tract A, South $11^{\circ}54'06''$ East, 346.61 feet to an angle point in the Easterly line of said Tract A; thence, continuing along the Easterly line of said Tract A, South $20^{\circ}29'58''$ West, 292.05 feet to a point on the Northerly line of Tract C of Genesis Trails-First Plat, a subdivision in Kansas City, Platte County, Missouri; thence, along the Northerly line of said Tract C, South $89^{\circ}49'34''$ East, 149.38 feet to the Northwest corner of Lot 14 of said Genesis Trails-First Plat; thence, along the North line of Lots 11 through 14 of said Genesis Trails-First Plat, South $76^{\circ}41'08''$ East, 299.46 feet to an angle point in the North line of said Lot 11; thence, along the Northeasterly lines of Lots 10 and 11 of said Genesis Trails-First Plat, South $51^{\circ}51'47''$ East, 76.38 feet to an angle point in the Northeasterly line of said Lot 10; thence, along the Northeasterly line of said Lot 10, South $25^{\circ}04'19''$ East, 105.44 feet to the Northwest corner of Tract D of said Genesis Trails-First Plat; thence, along the Northerly line of said Tract D, South $59^{\circ}10'03''$ East, 165.38 feet to the Northeasterly corner of said Tract D, said point also being the Northwesterly corner of the parcel described in the deed to Hoffman Custom Homes, recorded in Book 1286, Page 911; thence, along the Northerly line of said parcel described in Book 1286, Page 911, South $50^{\circ}38'34''$ East, 95.42 feet to an angle point in said Northerly line; thence, continuing along the Northerly line of said parcel described in Book 1286, Page 911, South $89^{\circ}36'55''$ East, 186.19 feet to a point on the West line of the East 73.83 acres of the Northwest quarter of Section 4, Township 51 North, Range 33 West; thence, along the West line of the East 73.83 acres of the Northwest quarter of said Section 4, North $00^{\circ}19'38''$ East, 327.65 feet to a point on a line parallel with and 643.93 feet South of the South line of the Southwest quarter of said Section 33; thence, along last said parallel line, North $89^{\circ}59'03''$ East, 791.33 feet to the beginning of a non-tangent curve to the right, whose center bears South $65^{\circ}01'17''$ East, 874.00 feet; thence, Northeasterly along the arc of last said curve, having a radius of 874.00 feet, through a central angle of $07^{\circ}25'58''$, an arc distance of 113.38 feet; thence, North $32^{\circ}24'42''$ East, 838.49 feet to the beginning of a tangent curve to the left; thence, Northeasterly along the arc of last said curve, having a radius of 825.00 feet, through a central angle of $64^{\circ}06'24''$, an arc distance of 923.07 feet to the beginning of a tangent reverse curve to the right; thence, Northwesterly along the arc of last said curve, having a radius of 529.00 feet, through a central angle of $52^{\circ}10'07''$, an arc distance of 481.66 feet; thence, North $20^{\circ}28'25''$ East, 211.24 feet to the beginning of a tangent curve to the left; thence, Northeasterly along the arc of last said curve, having a radius of 379.00 feet, through a central angle of $19^{\circ}57'31''$, an arc distance of 132.02 feet to a point on a line parallel with and 75.00 feet West of the East line of the Southwest

quarter of said Section 33; thence, along last said parallel line, North 00°30'54" East, 734.00 feet to a point on a line parallel with and 75.00 feet South of the North line of the Southwest quarter of said Section 33; thence, along last said parallel line, South 89°42'56" West, 1572.84 feet to the true point of beginning, Prepared by Anne M. Smoke, Missouri PLS 2016019010, on November 23, 2021. Contains 151.86 acres, more or less.

is hereby rezoned from Districts AG-R (Agricultural-Residential) and R-7.5 (Residential dash 7.5) to District MPD (Master Planned Development), as shown outlined on a map marked Section 88-20A1315, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan, that will also serve as a preliminary plat, for the area legally described above is hereby approved, subject to the following conditions:

1. That the Council hereby approves the deviations to the Zoning and Development Code listed below, as permitted by Section 38-280-05, and such deviations shall be stated on the approved Woodhaven MPD Plan drawings:
 - a. Eliminating the requirement for a 30 foot City maintained landscape buffer for residential lots which back up to Line Creek Parkway.
 - b. Eliminating the requirement for a 30 foot City maintained landscape buffer for residential lots which back up to Tiffany Springs Parkway.
2. The developer shall revise Stream buffer plans to meet requirements of 88-415. Fill in middle zone is not allowed for detention ponds. Proposed fill will reduce the natural storage in floodplain areas and could increase flood elevations. Storage in ineffective flow areas helps to attenuate peak discharges downstream, since it is essentially acting as a natural detention area. Provide a minimum of 25 feet (no-build area per 88-415-5-C.2.c) from edge of middle zone to any improvements, including embankment fill. Remove proposed "rock blanket for erosion prevention".
3. The Council hereby approves the deviations to the City's Standards, Specifications and Design Criteria listed below for public improvements as permitted by Section 88-280-05 of the Zoning and Development Code. Such deviations shall be stated on the approved Woodhaven MPD Plan drawings:
 - a. *Deviation 1. Soil Modification of Fill Material.* Per the applicant's submitted geotechnical report and City standards, only the top 9-inches of the subgrade will require modification with cementitious materials. Subgrade shall meet or exceed City standards, including roll testing under 2201.3.E Embankment/Fill sections (fill above the treated subgrade) shall be composed of suitable fill material placed and compacted in lifts

according to City specifications and as approved by the City Engineer/Director of Construction. The embankment/fill materials do not require additional cementitious modification as long as the material is suitable fill as defined in Section 2102.2-A-3 of the City Standards for Construction.

- b. *Deviation 2. Sidewalks only on one side of the Street.* Construct sidewalk only on one side of the streets for residential local roads within the MPD plan area as shown on the approved plan drawings. The sanitary sewer manhole locations will be placed outside of the travel-way on the side of the road that has no sidewalks installed.
 - c. *Deviation 3. Storm Sewer Structure Details.* An alternate curb inlet detail with a combination throat and grate opening other than a concrete structure shall be designed and approved by the Water Services Department.
 - d. *Deviation 4. Flowable fill requirement.* Flowable fill or compact aggregate is allowed, as long as compaction and lifts are completed according to City specifications and as ordered by the City Engineer/Director of Construction. The applicant may substitute flowable fill with proper backfill methods as specified by Public Works standards and final determination of the City Engineer.
 - e. *Deviation 5. Street Trees.* Only one street tree shall be required per residential lot with species that provides large canopies and approved by the Development Management Division and the Parks and Recreation Department.
- 4. The developer shall submit covenants, conditions and restrictions to the Land Development Division 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.
 - 5. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
 - 6. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.

7. 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.
8. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and the developer shall be responsible for all costs associated with subordination activities now and in the future.
9. 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.
10. The developer shall show the limits of the 100-year floodplain plus the 1 foot freeboard on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.
11. 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.
12. The developer shall provide acceptable easements for any deep sewers where proposed fill is added or where the sewer will be further obstructed by surface improvements and that a structural analysis be provided to confirm adequate structural integrity for the proposed loading conditions of this plan, and secure permits and provide City approved executed and a recorded easement prior to adding fill or constructing surface obstructions as required by the Land Development Division.
13. The developer shall design and construct all public streets to City standards or meet the modified standards approved with the public infrastructural deviations and clarifications listed within the MPD Plan.
14. The developer shall dedicate additional right-of-way and provide easements for Line Creek Parkway as required by the adopted Major Street Plan so as to provide a minimum of 150 feet of right-of-way, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval.

15. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit, whichever occurs first.
16. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
17. The developer shall obtain a floodplain certificate from Development Services prior to beginning any construction activities within the floodplain.
18. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for phases abutting the stream prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
19. The developer shall construct temporary off-site cul-de-sacs and grant a City approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
20. 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.
21. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Land Development Division.
22. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

23. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit.
24. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
25. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2)
26. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
27. Fire Department access roads shall be provided prior to construction/demolition projects beginning. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
28. The developer shall seek and receive acceptance/approval from the Parks Board for area proposed to be dedicated to the City for parkland and serve to satisfy the parkland dedication requirements of 88-408 prior to recording plat.
29. 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. Street trees shall be installed per the approved deviation.
30. Prior to issuance of any construction permits, the developer shall provide a geotechnical analysis of slope stability and an analysis of erosion hazard potential for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders, including areas outside of the stream buffer outer zone, as appropriate and required by good engineering practices, to assess potential threats of future stream meander, cut, or erosion endangering or damaging facilities, structures, or property. This analysis shall be provided with final MPD plan for phases abutting streams.
31. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.
32. The developer shall ensure that all materials related to water services comply with Water Services rules and regulations
33. The developer shall submit water main extension drawings prepared by a registered professional engineer in Missouri to the main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations.

34. Submit a street name plan for review prior to approval of the final 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 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.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

220269

Ordinance Fact Sheet

Case No. CD-CPC-2021-00216

Brief Title

To approve a Rezoning an area of about 152 acres generally located on the south side of NW 100th Street in between N. Green Hills Road to the west and N. Platte Purchase Drive to the east from District AG-R (Agricultural-Residential) and District R-7.5 (Residential dash 7.5) to District MPD (Master Planned Development) and approve a preliminary development plan, which also acts as a preliminary plat to create 468 total residential units and other amenities.

Ordinance Number

Details

Location: generally located on the south side of NW 100th Street in between N. Green Hills Road to the west and N. Platte Purchase Drive to the east

Reason for Legislation: Rezoning requires City Council approval

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

SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION BY THE APPLICANT:

REVISED MPD LIST OF PUBLIC INFRASTRUCTURE DEVIATIONS for WOODHAVEN SUBDIVISION

Last Updated: 3/9/2022

The proposed MPD zoning allows the developer the option to deviate from "Typical" public infrastructure standards, in an effort to provide more affordable and more inclusive housing options. Because of this, the following Public Infrastructure Deviations are being requested:

1A. Soil Modification of Fill Material

Per City requirements, roadway sub-grades, specifically in a "fill" condition, are required to be modified with additional cementitious like materials (cement, fly-ash, or lime treatments) for soil that does not have Atterberg limits within the City's Liquid Limit (LL) or Plasticity Index (PI) ranges. This MPD plan requests the removal of this requirement, provided that the top 9" of the soil sub-grade be treated with 5% Portland Cement. This request is supported by the Geotechnical Letter dated February 2nd, 2022 and full report dated February 8th, 2022 from CFS Engineers.

1B. Roadway Typical Section

Per City requirements, roadway typical sections for Residential Local Roads and Residential Collectors, are required to contain 8" and 9" of asphalt,

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP Director Department of City Planning & Development
Programs, Departments or Groups Affected	2 nd District (Loar, Fowler)
Applicants / Proponents	Applicant Matt Kist Kimley-Horn 1868 Walnut Street, Suite 06-100 Kansas City, MO 64108 City Department City Planning & Development Other
Opponents	Groups or Individuals Eric & Cynthia Gardner, adjacent property owners
	Basis of Opposition They requested more lighting and security fences for safety. They questioned the city's abandonment of Tiffany Springs Parkway. They also questioned the quality of the build and water drainage.
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	City Plan Commission ("6-0") (02-15-2022) By (Enders, Baker, Beasley, Rojas, Crowl) <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass

respectively, including 6" of gravel base rock, and un-treated soil sub-grade. This MPD Plan requests a 3" reduction in asphalt thickness for both roadway classification. This equates to 5" of asphalt (2" asphalt surface with 3" asphalt base) for residential local roads and 6" of asphalt (2" asphalt surface and 4" asphalt base) for residential collector roads. Both sections will also include 6" of gravel base rock, with the top 9" of the soil sub-grade be treated with 5% Portland Cement. This request is supported by the Geotechnical Report dated February 8th, 2022 from CFS Engineers.

CITY PLAN COMMISSION RECOMMENDATION TO THE DEVIATIONS:

- #1A. – No recommendation;
- #1B. – No recommendation;

PUBLIC WORKS COMMENTS:

- #1A. – CONTINUE WORKING WITH THE APPLICANT
- #1B. – CONTINUE WORKING WITH THE APPLICANT

2. Sidewalks on Both sides of the Street

Per City requirements, sidewalks are required on both sides of residential streets. This MPD plan requests the removal of sidewalk on one side of the street for residential local roads. The proposed sidewalk locations are shown within this plan, to identify the proposed locations of sidewalks.

CITY PLAN COMMISSION RECOMMENDATION TO THE DEVIATIONS:

- #2. – No recommendation;

PUBLIC WORKS COMMENTS:

- #2. – CONTINUE WORKING WITH THE APPLICANT

CITY PLANNING AND DEVELOPMENT COMMENTS:

- #2. – RECOMMENDING APPROVAL

3. Storm Sewer Structure Details

Per City requirements, all public storm sewer curb inlets are required to be concrete boxes with throat openings only. This MPD plan requests the consideration, to allow an alternate curb inlet detail. The alternate curb inlet detail has yet to be designed, but requests consideration for a concrete structure with a combination throat and grate opening. This alternate detail is intended to allow for increased inlet capacities, which decreases the quantity and size of curb inlets. The detail will be further discussed prior to permit plans and coordinated with the City.

CITY PLAN COMMISSION RECOMMENDATION TO THE

- Do Pass (as amended)
- Committee Sub.
- Without Recommendation
- Hold
- Do not pass

DEVIATIONS:

#3. – No recommendation;

PUBLIC WORKS COMMENTS:

#3. – CONTINUE WORKING WITH THE APPLICANT

4. — Sanitary Sewer Manhole Locations

Per City requirements, sanitary sewer manholes are required to be outside of the roadway paving, generally behind the curb. This MPD plan is not requesting any deviations for alternate sanitary sewer manhole locations.

CITY PLAN COMMISSION RECOMMENDATION TO THE DEVIATIONS:

#4. – No recommendation;

#4. – THIS DEVIATION HAS BEEN WITHDRAWN BY THE APPLICANT.

5. — Public Waterline Materials

Per City requirements, all public waterline is required to be Ductile Iron Pipe (DIP). This MPD plan is not requesting any deviations for alternate waterline pipe materials.

CITY PLAN COMMISSION RECOMMENDATION TO THE DEVIATIONS:

#5. – No recommendation;

#5. – THIS DEVIATION HAS BEEN WITHDRAWN BY THE APPLICANT.

6. Flowable fill requirement

Per City requirements, all utilities located underneath the proposed roadway paving, are required to have flowable fill backfill. This MPD plan requests the removal of this requirement entirely, provided the backfill material (suitable soil material or aggregate) meets the recommendation of the Geotechnical Report Letter dated February 8th, 2022 from CFS Engineers.

CITY PLAN COMMISSION RECOMMENDATION TO THE DEVIATIONS:

#6. – Approval;

PUBLIC WORKS COMMENTS:

#6. – CONTINUE WORKING WITH THE APPLICANT

7. Public Street Lighting Illumination Levels

Per City requirements, typical residential roads are

required to have average illuminance levels of 6.0 to 8.8 Lux, which equates to street lighting levels that are 1.5 to 2.2 times greater than IES (Illumination Engineering Society) standards. City requirements also apply a discount factor (Light Loss Factor) of 0.68, which diminishes the output of each fixture. This MPD plan requests decreased lighting levels, to allow for proposed lighting levels equal to IES, as shown below in **red**, which is approximately a 1/3 reduction in lighting levels. The chart below, further clarifies this revised MPD lighting levels (KCMO levels shown for reference).

Entity	Classification	Avg.	Avg/Min	LLF
IES	Local Residential	4.0	6:1	0.80
IES	Residential Collector	6.0	6:1	0.80
Kansas City, MO	Local Residential	6.0 to 8.8	6:1	0.68

CITY PLAN COMMISSION RECOMMENDATION TO THE DEVIATIONS:

#7. – No recommendation;

PUBLIC WORKS COMMENTS:

#7. – RECOMMENDING DENIAL

8. Street Trees

Per City requirements, street trees are required at 30' on center, for all residential streets. This plan requests that only 1 street tree be required per residential lot.

CITY PLAN COMMISSION RECOMMENDATION TO THE DEVIATIONS:

#8. – Approval;

CITY PLANNING AND DEVELOPMENT COMMENTS:

#8. – RECOMMENDING APPROVAL

CITY PLAN COMMISSION RECOMMENDATION ON THE PROJECT (02-15-22):

Approval subject to the following conditions:

1. Sheet C0, Deviation No. 3: Standard drawings and specifications for proposed alternatives must be provided for consideration. If a deviation is allowed, these items will need to be included as part of the approved documents.
2. Revise Stream buffer plans to meet requirements of 88-415. Fill in middle zone is not allowed for detention ponds. Proposed fill will reduce the natural storage in floodplain areas and could increase flood elevations. Storage in ineffective flow

areas helps to attenuate peak discharges downstream, since it is essentially acting as a natural detention area. Provide a minimum of 25 feet (no-build area per 88-415-5-C.2.c) from edge of middle zone to any improvements, including embankment fill. Remove proposed "rock blanket for erosion prevention".

3. Remove Deviation 5 from the MPD List of Public Infrastructure Deviations for Woodhaven Subdivision from Cover sheet and all future plan sheets, per the KC Water Rules and Regulations for Water main extensions and Relocations.

4. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval 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.

5. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

6. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.

7. 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.

8. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.

9. The developer must 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.

10. The developer must show the limits of the 100-

year floodplain plus the 1 foot freeboard on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.

11. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

12. The developer shall provide acceptable easements for any deep sewers where proposed fill is added or where the sewer will be further obstructed by surface improvements and that a structural analysis be provided to confirm adequate structural integrity for the proposed loading conditions of this plan, and secure permits and provide City approved executed and recorded easement prior to adding fill or constructing surface obstructions as required by Land Development Division.

13. The developer must design and construct all public streets to City Standards or meet the modified standards as approved by Public Works prior to recording of the plat.

14. The developer must dedicate additional right of way [and provide easements] for Line Creek Parkway as required by the adopted Major Street Plan so as to provide a minimum of 150 feet of right of way, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval.

15. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.

16. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

17. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.

18. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for Phases abutting the stream prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.

19. The developer must construct temporary off-

site cul-de-sacs and grant a city approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.

20. 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, as amended, commonly known as the Development Regulations.

21. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.

22. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

23. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit.

24. If any combination of Deviation #1, #2, #4, #6, and/or #7 are granted, unless approved by Public Works, all proposed streets shall be privately owned and maintained and an access easement shall be retained for all streets within the project boundary.

25. Hydrants Fire hydrant distribution shall follow IFC-2018 Table C102.1. 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 -2013 § 8.7.2)

26. Fire Water Flow The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

27. Fire Department Access Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

28. The developer shall fully comply with the Parkway & Boulevard Standards of 88-323 for development along N. Line Creek Parkway and Tiffany Springs Parkway unless requested deviations are granted by City Council.

29. The developer shall seek and receive acceptance/approval from Parks Board for area proposed to be dedicated to the city for parkland and serve to satisfy the parkland dedication requirements of 88-408 prior to recording plat.

30. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way. Street trees shall be installed per the approved deviation.

31. Public Works would like the project to stick with the APWA subgrade standards.

32. Prior to issuance of any construction permits, the developer shall provide a geotechnical analysis of slope stability and an analysis of erosion hazard potential for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders, including areas outside of the stream buffer outer zone, as appropriate and required by good engineering practices, to assess potential threats of future stream meander, cut, or erosion endangering or damaging facilities, structures, or property. This analysis shall be provided with final MPD plan for Phases abutting streams.

33. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.

34. The Developer shall ensure that all materials related to water services comply with Water Services Rules and Regulations

35. The applicant must meet current KC Water standards. The proposed deviations are inferior to the current standards and will result in a shortened life span of the infrastructure and a higher costs to KC rate payers.

36. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.

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Delete if not needed

Fact Sheet Prepared By: **Date:** 3/15/2022

Xue Wood
Lead Planner

Reviewed By: **Date:** 3/21/2022

Joseph Rexwinkle
Division Manager

Initial Application Filed: 11/24/2021

City Plan Commission Action: 2/15/2022

Revised Plans Filed: 3/9/2022

Total Days in City Review: 101 more or less

Total Days in Applicant's Hands: 65 more or less

Reference Numbers:

Case No. CD-CPC-2021-00216