



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, October 1, 2024

1:30 PM

26th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

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

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

*****Public Testimony is Limited to Two Minutes*****

*****Beginning of Consents*****

Director of City Planning & Development

[240872](#)

Sponsor: Director of City Planning and Development Department

Approving the plat of Woodhaven-2nd Plat, an addition in Platte County, Missouri, on approximately 20 acres generally located north of Northwest 96th Street along North Robinhood Avenue, 63 lots and 3 tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00019)

*****End of Consents*****

Director of Health

[240868](#) Sponsor: Director of Health Department

Accepting and approving a \$526,575.00 contract with the Missouri Department of Health and Senior Services to provide funding for activities of the High Impact HIV Prevention and Surveillance Program; estimating and appropriating \$526,575.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

Director of City Planning & Development

[240876](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 11.05 acres generally located at 3427 E. 59th Street from District R-1.5 to District MPD and approving a development plan to allow for a mixed-housing campus. (CD-CPC-2024-00072)

Director of City Planning & Development

[240879](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 13 acres generally located at 5500 Bennington Avenue from District R-80 to District MPD and approving a development plan to allow for the expansion of urban agriculture uses. (CD-CPC-2024-00088).

HELD IN COMMITTEE

Director of City Planning & Development

[240843](#) Sponsor: Director of City Planning and Development Department

Vacating approximately 84,000 square feet of public right-of-way in Zoning District M1-5 generally located on Topping Avenue between Stadium Drive and East 32nd Street; and directing the City Clerk to record certain documents. (CD-ROW-2024-00015)

Director of City Planning & Development

[240848](#) Sponsor: Director of City Planning and Development Department

Vacating an approximately 68,000 square feet of an improved street in Zoning District MPD generally located on Berkley Plaza between East Riverfront Road and Berkley Parkway; and directing the City Clerk to record certain documents. (CD-ROW-2022-00041)

Director of City Planning & Development

[240849](#) Sponsor: Director of City Planning and Development Department

Vacating approximately 5,400 square feet of public right-of-way in Zoning District M1-5 generally described as Bellaire Avenue, south of East 32nd Street; and directing the City Clerk to record certain documents. (CD-ROW-2024-00019)

Director of City Planning & Development

[240850](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Swope Area Plan on about 11.05 acres generally located at 3427 E. 59th Street by changing the recommended land use from residential medium-high density to mixed-use community for the Swope Health Village Campus. (CD-CPC-2024-00073)

Patterson Hazley

[240723](#) Sponsor: Councilmember Melissa Patterson Hazley

Authorizing the City Manager to execute a contract amendment with Economic Development Corporation of Kansas City, Missouri (EDC) to appoint the EDC as program administrator to assist the Central City Economic Development Sales Tax Board with implementation of economic development programs.

Director of City Planning & Development

[240814](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about .3 acres generally located at 4438-4450 Washington Street from District R-1.5 (Residential 1.5) to District R-0.75 (Residential 0.75) to allow for the development of a multi-unit apartment complex. (CD-CPC-2024-00095)

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.

Adjournment



File #: 240872

ORDINANCE NO. 240872

Sponsor: Director of City Planning and Development Department

Approving the plat of Woodhaven-2nd Plat, an addition in Platte County, Missouri, on approximately 20 acres generally located north of Northwest 96th Street along North Robinhood Avenue, 63 lots and 3 tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00019)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Woodhaven-2nd Plat, an addition 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 Stormwater and BMP Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

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

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

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on September 18, 2024.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240872

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving the plat of Woodhaven-2nd Plat, an addition in Platte County, Missouri, on approximately 20 acres generally located north of Northwest 96th Street along North Robinhood Avenue, 63 lots and 3 tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00019)

Discussion

The request is for approval of a Final Plat in the District MPD (Master Planned Development) for approximately 20 acres, located north of Northwest 96th Street along North Robinhood Avenue. This plat allows for the creation of 63 residential lots and 3 tracts as part of a residential development. The use was previously approved under Case No. CD-CPC-2021-00216, which served as the Preliminary Plat. The Preliminary Plat proposed the development of a single unit residential neighborhood consisting of 468 units over 152 acres.

This Final Plat proposes to connect to existing streets in the Woodhaven First Plat. Two of the tracts within this plat will be used for stormwater detention and access to the detention area, while the third tract is designated for a clubhouse and amenities. A separate MPD Final Plan will be required for the clubhouse tract. The Final Plat complies with the Preliminary Plat and adheres to the lot and building standards of the Zoning and Development Code.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is an ordinance authorizing the subdivision of land.
3. How does the legislation affect the current fiscal year?

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

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

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

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

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

No account string to verify as this ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - Build on existing strengths while developing a comprehensive transportation plan for the future.
 - Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
 - Ensure adequate resources are provided for continued maintenance of existing infrastructure.
 - Focus on delivery of safe connections to schools.

Prior Legislation

Case No. CD-CPC-2021-00216 – Ordinance No. 200269 – On May 10, 2020, City Council approved a rezoning from District AG-R (Agricultural-Residential) and District R-7.5 (Residential dash 7.5) to District MPD (Master Planned Development) that serves as a development plan on 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, creating 468 total residential units and other amenities.

Case No. CD-CPC-2022-00066 – On June 7, 2022, the City Plan Commission approved a MPD Final Plan in District MPD for Woodhaven, First Plat containing 80 single unit residential lots on about 19 acres generally located at 3201 NW 100th St.

Case No. CD-CPC-2024-00091 –An MPD Final Plan for Woodhaven, second plat, to allow 63 residential lots in District MPD generally located at 3201 NW 100th St on about 20 acres generally located north of Northwest 96th St at North Robinhood Ave.

Service Level Impacts

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

Other Impacts

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

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 240868

ORDINANCE NO. 240868

Sponsor: Director of Health Department

Accepting and approving a \$526,575.00 contract with the Missouri Department of Health and Senior Services to provide funding for activities of the High Impact HIV Prevention and Surveillance Program; estimating and appropriating \$526,575.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the goals of the National HIV/AIDS Strategy and the Ending the HIV Epidemic campaign seek to prevent new infections and end the epidemic through increasing efforts to diagnose, treat, and respond to outbreaks; and

WHEREAS, this award enables the Kansas City Health Department's HIV Prevention program and sub-recipient agencies to provide counseling testing and referral services and conduct outreach testing and education to high-risk populations including African American females, African American men who have sex with men, LatinX, and White men who have sex with men, and Transgender Women; and

WHEREAS, CDC Grant PS18-1802: Integrated Human Immunodeficiency Virus (HIV) Surveillance and Prevention Programs for Health Departments and CDC Grant PS20-2010: Integrated HIV Programs for Health Departments to Support Ending the HIV Epidemic in the United States ended on July 31, 2024 and were effectively replaced by CDC Grant PS24-0047: High-Impact HIV Prevention and Surveillance Programs for Health Departments; NOW, THEREFORE

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a contract between the City of Kansas City, Missouri, acting through its Director of Health, and the Missouri Department of Health and Senior Services, whereby the Missouri Department of Health and Senior Services will provide funding for the High Impact HIV Prevention and Surveillance Program to conduct outreach, testing, and education to high risk populations including African American females, African American men who have sex with men, LatinX, and White men who have sex with men and Transgender women for the period August 1, 2024 through May 31, 2025, for a total award not to exceed \$526,575.00, is hereby accepted and approved. A copy of the contract, in substantial form, is on file with the Director.

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

25-2480-500001-472300-G50241926 High Impact HIV Prev and Surv \$526,575.00

Section 3. That the sum of \$526,575.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

25-2480-505445-A-G50241926	High Impact HIV Prev and Surv	\$299,363.09
25-2480-505445-B-G50241926	High Impact HIV Prev and Surv	<u>227,211.91</u>
	TOTAL	\$526,575.00

Section 4. That the Director of Health is hereby designated as requisitioning authority for Account No. 25-2480-505445-G50241926 and is hereby authorized to expend the sum of \$526,575.00 from funds heretofore appropriated.

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

..end

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

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240868

Submitted Department/Preparer: Health

Revised 6/10/24

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

Executive Summary

Accepting and Approving CDC grant funding in the amount of \$526,575.00 for activities of the High Impact HIV Prevention and Surveillance Programs for Health Departments (PS24-0047) from the Missouri Department of Health and Senior Services Administration (MDHSS); Estimating and Appropriating 526,575.00 in the Health Grants Fund; Designating Requisitioning Authority; and Recognizing this ordinance as having an accelerated effective date

Discussion

Award enables the Kansas City Health Department's HIV Prevention program and sub recipient agencies to conduct outreach testing and education to high risk populations including African American Females, African American Men who Have Sex with Men, LatinX, White Men who Have Sex with Men and Transgender women. In CY23 under a similar grant HIV Prevention Program and sub recipient agencies conducted 205 testing events, tested or referred HIV testing to over 7,000 people in the community , distributed over 130,000 condoms, provided 145 presentations, conducted 156 community outreach activities, hosted 679 social media events, and participated in 75 community wide events to promote HIV testing, HIV prevention methods, and safe sex strategies and resources. Year 1 Grant period is 10 months; August 1, 2024 to May 31, 2025. Years 2 and 3 will go from June 1st to May 31st for a full 12 months of services each. Activities funded through this award include the provision of HIV testing counseling and risk screenings, community level HIV prevention interventions including condom distribution and social marketing/education campaigns, PrEP Navigation, Harm Reduction, and data driven monitoring and planning.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
2480- Health Grants Fund
3. How does the legislation affect the current fiscal year?
This legislation increases appropriations and revenues in the amount of \$526,575.00

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

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

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

Additional Discussion (if needed)
None.

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

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

Service Level Impacts

Activities from the High Impact grant will reduce new HIV infections in the community. Programing will reduce HIV related stigma and help provide education, resources, and tools that empower the community to protect themselves from HIV and other STIs. The testing programing will increase access to testing through various methods from clinical, to non-clinical, to in-home testing thus ensuring new cases are identified and those newly diagnosed can be rapidly linked to care.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The High Impact prevention activities will help to reduce new HIV infections and empower priority populations in the Kansas City Metro area. Priority groups under this grant include: African American Women, African American Men, Hispanic men, White men who have sex with Men, and Transgender women.
2. How have those groups been engaged and involved in the development of this ordinance?
Affected community members and stakeholders are active participants in the Regional Planning Body: KC-TGA Integrated Prevention and Care Planning Council as well as the State Community Prevention Planning Group. In those meetings members monitor and review past expenditures, discuss current practices, review the scope of work for the High Impact Grant, and discuss best practices and strategies to meet the needs of community. Various stakeholders were also consulted when drafting a work plan related to this grant.
3. How does this legislation contribute to a sustainable Kansas City?
The legislation contributes to a sustainable Kansas City by helping to create a healthier, safer community, and empowered through sexual health education and resources to prevent the spread of disease. Federal investments in public health such as the High Impact grant reduce the local burden to provide safety net services and care.
4. Does this legislation create or preserve new housing units?
Please Select (Press tab after selecting)

No

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 240876

ORDINANCE NO. 240876

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 11.05 acres generally located at 3427 E. 59th Street from District R-1.5 to District MPD and approving a development plan to allow for a mixed-housing campus. (CD-CPC-2024-00072)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1447, rezoning an area of about 11.05 acres generally located at 3427 E. 59th Street from District R-1.5 (Residential) to District MPD (Master Planned Development) and approving a development plan to allow for a mixed-housing campus, said section to read as follows:

Section 88-20A-1447. That an area legally described as:

Lots 7, 8, 9, 10, 23, 24, 26 and part of Lot 39, Swope Park Highlands, Jackson County, Missouri.

is hereby rezoned from District R-1.5 (Residential) to District MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1447, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. All building facades shall comply with 88-323-02-E.
2. No detailed sign plan was provided. All signage must comply with 88-445 (non-residential development/district).
3. The developer shall secure approval of a MPD final plan for each phase identified on the approved MPD plan from the City Plan Commission prior to a building permit.

4. Walls and fences proposed on the subject site shall comply with residential standards identified in Chapter 27 and Chapter 88 of the municipal code.
5. All mechanical equipment, dumpsters, and utility cabinets shall comply with 88-323-02-D and 88-425-08, to be detailed in the final MPD plan for each phase proposed on the adopted plans.
6. Wayfinding signage along 59th Street, Swope Parkway, and 60th Street will be installed to direct pedestrian traffic into the campus. Signs must comply with 88-445 and identified in the final MPD plans.
7. "No Idling" or "Idle Free Zone" signs shall be posted in all off-street loading areas.
8. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping and trees required of the approved plan have been installed in accordance with the plan and are healthy prior to a certificate of occupancy.
9. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with 88-430 and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
10. A revised photometric plan shall be submitted with the final MPD submissions identifying compliance with 88-430.
11. Final vehicle and bicycle parking counts will be determined through the final MPD review process.
12. Fire hydrant distribution shall follow IFC 2018 Table C102.1.
13. Required Fire Department access roads shall be an all- weather surface. (IFC 2012: § 503.2.3)
14. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC 2018: § D104.1)
15. 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)
16. The developer shall provide fire lane signage on fire access drives. This condition must be detailed in the final MPD plan.
17. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC 2018 § 507.1)

18. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC 2018: § 503.2.4) This condition must be detailed in the final MPD plan.
19. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC 2018 § 501.4 and 3312.1; NFPA 241 2013 § 8.7.2)
20. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC 2018: § 503.2.3)
21. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC 2018 § D105). This condition must be detailed in the final MPD plan.
22. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
23. Buildings exceeding 62,000 square feet in area shall have at least two means of fire apparatus access. (IFC 2018: § D104.2)
24. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1 and NFPA1221)
25. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. (IFC 2018 § 503.1.1) This condition must be detailed in the final MPD plan.
26. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash in lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash in lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
27. The developer shall submit plans to Parks and Recreation Department and obtain

permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks and Recreation Department standards.

28. The developer shall submit a letter to the Parks and Recreation Department from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a parks and recreation jurisdictional street. The letter shall identify the state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Parks and Recreation Department, prior to recording the plat or issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
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.
30. Prior to construction adjacent to a parks and recreation jurisdictional street and/or park the developer and/or their representative shall obtain a Parks permit for storage and restoration within a park or a parks and recreation jurisdictional street right-of-way including, but not limited to, the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.
31. All structures located along Swope Parkway shall have a main entrance facing the parkway or an additional setback will be required. This entrance shall also include a pedestrian connection from the structure to the perimeter sidewalk.
32. The applicant shall meet all requirements of the parkway and boulevard standards per section 88-323.
33. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
34. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, provide a copy of the

Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

35. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
36. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
37. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
38. Water/sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
39. The developer shall ensure that water and fire service lines shall meet current Water Services Department rules and regulations prior to a certificate of occupancy.
40. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
41. No water service line will be less than 1 1/2" in diameter where three or more units or a commercial building will be served by one domestic service line and meter.
42. Branch service lines one- and one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in

a minimum 6" branch service tee, installing three gate valves, and two solid sleeves
on the main. Line valves on the main shall be the same nominal size as the main.

43. The existing water main in 59th Street was recently upsized to 8" and is now reflected as such in the Water GIS maps. It is not anticipated that public water main extension plans will be needed, however, this assumption should be confirmed with a comparative analysis of the available flow and pressure to the expected demand generated. If the water mains need to be upsized they will need to meet the Kansas City Water Services Department rules and regulations.
44. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
45. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
46. The developer shall submit a storm drainage analysis from a Missouri licensed civil engineer to the Kansas City Water Services Department evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10 year storm and 100 year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to recording the plat.
47. 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. A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

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

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing

ordinance was duly advertised, and public hearings were held.

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240876

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Rezoning an area of about 11.05 acres generally located at 3427 E 59th St from District R-1.5 (Residential) to District MPD (Master Planned Development) and approving a development plan to allow for a mixed-housing campus. (CD-CPC-2024-00072)

Approving an amendment to the Swope Area Plan on about 11.05 acres generally located at 3427 E 59th St by changing the recommended land use from Residential Medium-High Density to Mixed-Use Community for the Swope Health Village Campus. (CD-CPC-2024-00073)

Discussion

The MPD, Master Planned Development, district is intended to accommodate development that may be difficult, if not impossible, to carry out under applicable zoning district standards. The proposed Mixed-Use Development MPD is for a housing plus health services campus.

City Council Key Points

- City Staff recommended Approval, Subject to Conditions.
- CPC recommended Approval, Subject to Conditions.
- Rezoning from R-1.5 to MPD with associated Development Plan and Area Plan Amendment.
- Multi-unit residential buildings (with intended patrons being seniors and individuals receiving mental health services), medical office, and a community center are proposed for the site.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable - as the proposed ordinance and resolution authorize a rezoning, development plan, and area plan amendment.

3. How does the legislation affect the current fiscal year?
Not applicable – as the proposed ordinance and resolution authorize a rezoning, development plan, and area plan amendment.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable – as the proposed ordinance and resolution authorize a rezoning, development plan, and area plan amendment.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
The ordinance and resolution authorizes physical development of the subject property, which may generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

No account string to verify as this ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

240455

Authorizing the City Manager to negotiate and execute a development agreement with Swope Health Services or an affiliated entity for the property located at 5900 Swope Parkway, in Kansas City, Missouri, estimating revenue from the sale of property and appropriating funds to defease outstanding bonds; appropriating \$5,000,000.00 from the unappropriated fund balance of the Health Fund as a contribution toward redevelopment of the site; authorizing the Director of Finance to execute an escrow agreement and related documents; approving the selection of Kutak Rock LLP and Hardwick Law Firm as defeasance counsel for this matter; and directing the City Manager to negotiate and execute an agreement with Swope Health Services, an affiliated entity, or its successor to reserve up to ten behavior health beds at the future facility for referrals from the Municipal Court.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Swope Health Quote – MPD Statement
“Restoring the quality of life of our residents by providing holistic health care services in a nurturing, understanding environment. We want to do more than minimize suffering, we seek to create well-being for each member of the underserved urban core ..”
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement as required by 88-505-12 does not apply to this request. The applicant hosted a meeting on 6/26/2024. More details can be reviewed in the CPC staff report.
3. How does this legislation contribute to a sustainable Kansas City?
N/A
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 145
Number of Affordable Units 14

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

Please Select (Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 240879

ORDINANCE NO. 240879

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 13 acres generally located at 5500 Bennington Avenue from District R-80 to District MPD and approving a development plan to allow for the expansion of urban agriculture uses. (CD-CPC-2024-00088).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1443, rezoning an area of about 13 acres generally located at 5500 Bennington Avenue from District R-80 (Residential) to District MPD (Master Planned Development) and approving a development plan to allow for the expansion of urban agriculture uses , said section to read as follows:

Section 88-20A-1443. That an area legally described as:

Sec-36 Twp-49 Rng-33---Beg 29' E & 1.30' N of th se cor SE 1/4 NW 1/4 to tru pob th N 396' th W 550' th N 85.8' th wly 770' th sly 481.8' th ely 1320' to tru pob.

is hereby rezoned from R-80 (Residential) to MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1443, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. RV (recreational vehicles) must only be sited on approved RV pads.
2. No detailed sign plan was provided. All signage must comply with 88-445-06.
3. All animal and agriculture activity (including housing and grazing with associated structures or equipment) shall comply with Chapter 14 of the Code of Ordinances.
4. The developer shall submit an affidavit prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in

accordance 88-430 at the property lines prior to a certificate of occupancy.

5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping and street trees required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
6. The developer shall secure approval of an MPD final plan (for each phase) from the City Plan Commission prior to a building permit.
7. Ten mobile pens/livestock retainment structures are permitted on the subject site. If any killing, butchering, or dressing is done on-site, it must be located within a permitted accessory building, which shall be located not less than 200 feet from any property line.
8. Per 88-425-13, an administrative adjustment is approved to site 20 trees and 24 shrubs in lieu of the required street trees and interior/exterior parking lot landscaping requirements, per the landscape plan to be installed during phase two.
9. All dumpsters and mechanical equipment/utility cabinets shall be installed and constructed per 88-425.
10. Building UAC1 is subject to a project plan prior to building permit review. Glazing on UAC east elevation, first floor, for retail space shall be designed with vertical oriented transparency and positioned closer to the ground for the elevation facing Bennington Avenue per the windows/transparency guidelines in the KC Spirit Playbook Citywide Development Guidelines.
11. ADA parking spaces and pedestrian paths adjacent to building GH1 shall be paved when the structure is permitted.
12. ADA parking spaces and pedestrian paths adjacent to building B1 shall be paved when the RV PAD sites are activated.
13. Public congregation/access, related to the CSA, retail sales, and the composting facility is limited to the eastern parking lot of the site, as described on the approved site plan.
14. Activation of the RV pads triggers the requirement to comply with Chapter 72 of the Code of Ordinances, and any applicable axillary permits.
15. Fire hydrant distribution shall follow IFC 2018 Table C102.1.
16. A required Fire Department access road shall be an all-weather surface. (IFC 2012: § 503.2.3) (No Grass Pavers Allowed)

17. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC 2018 § 501.4 and 3310.1; NFPA 241 2013 § 7.5.5)
18. The developer shall provide fire lane signage on fire access drives.
19. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC 2018: § 503.2.4)
20. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC 2018: § 503.2.3)
21. A sidewalk along Bennington Avenue (covering the entire eastern property line) is required to be installed when building UAC1 is constructed, identified in the future associated project plan, and building permits.
22. Lodging is limited to accessory uses associated with the urban agriculture/composting facility and related educational purposes. A STR permit may not be issued, and lodging uses may not be advertised on public sites/booking service providers.
23. All new buildings and construction will have to meet the requirements of the KCBRC and 2018 IBC.
24. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC 2018 § 507.1)
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 241 2013 § 8.7.2)
26. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. The developer must also follow requirements of the Kansas City, Missouri Public Works Department, and the Missouri Department of Transportation (MODOT) related to street planting. (IFC 2018: § 503.2.1)
27. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 2018: § 503.2.5)
28. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a “yelp gate” (IFC 2018 § 503.6).
29. Project shall provide information on Yurts. (Flame resistance, how the yurts are to be used i.e. camping, educational). Any future temporary membrane structures

(example yurts) must be permitted through the Fire Department. (IFC 2018§3103.2).

30. The access off 55th Terrace shall be marked as emergency vehicle and personal residence (detached dwelling unit) access only.
31. If there is a change in the right-of-way for Fremont Avenue, and the right-of-way is vacated, plans must be resubmitted to reflect compliance with access road turnaround requirements (IFC 2018§503.2.5) and fire hydrant distance to structures. (IFC 2018§507.5)
32. The developer shall identify an addressing plan for emergency response purposes on the final MPD plan. The buildings shall be labeled "A" closest to Bennington increasing west.
33. Wayfinding signage installed within the site shall comply with 88-445.
34. 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.
35. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right of way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
36. 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.
37. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
38. Branch service lines one- and one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
39. The developer shall ensure that water and fire service lines shall meet current Water Services Department rules and regulations prior to a certificate of occupancy.

40. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
41. No water service line will be less than 1 1/2" in diameter where three or more units or a commercial building will be served by one domestic service line and meter.
42. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
43. The developer shall employ a Missouri professional engineer to design water main extension plans to install a new public fire hydrant along Bennington Avenue to meet the 300' maximum spacing requirement. Plans shall be designed and under contract (permitted) prior to building permit issuance and shall follow Kansas City Water Services Department rules and regulations for water main extensions.
44. 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.
45. The developer must grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
46. The developer shall submit a storm drainage analysis from a Missouri licensed civil engineer to the Kansas City Water Services Department evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5-inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.
47. That the public sanitary sewer system need not be extended, provided that the developer demonstrates that the proposed private sewage disposal system complies with Chapter 18, Kansas City Building Code, in the City's Code of Ordinances, MDNR requirements, and Health Department requirements prior to recording the final plat or issuance of a building permit, whichever occurs first.

48. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

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 development plan described above is hereby approved with the following deviations from Chapter 88, Code of Ordinances:

1. A deviation from accessory building/structure separation zoning standards, permitting accessory buildings/structures to be less than 10 feet from all other accessory and principal buildings on the same lot.
2. A deviation from 88-328-02-B, the setback requirements for a composting facility, to be setback less than 250 feet from property lines and at least 500 feet from any residential dwelling unit, per the approved site plan.
3. A deviation from the temporary portable storage container specific use standards, to permit the use of five shipping containers to be used as permanent storage buildings, unless otherwise approved through a building permit.
4. A deviation to permit gravel, as described on the approved site plan, for vehicular and loading use.
5. A deviation to permit a fence along all property lines of 10 feet.
6. A deviation from on-site pedestrian standards, permitting internal connections inconsistent with 88-450-03-C.2.

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240879

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Rezoning an area of about 13 acres generally located at 5500 Bennington Ave from District R-80 (Residential) to District MPD (Master Planned Development) and approving a development plan to abate zoning violations and expand urban agriculture (CD-CPC-2024-00088).

Discussion

The MPD, Master Planned Development, district is intended to accommodate development that may be difficult, if not impossible, to carry out under applicable zoning district standards. The proposed Mixed-Use Development MPD for an urban farm plus compost facility provides relief from applicable portions of the Zoning and Development Code and plans growth for the business operations.

The proposed MPD Plan permits urban agriculture uses, along with a compost facility, on the subject site. After the first CPC public hearing, the applicant redesigned the plan to redesign the drive off Bennington Ave., reduce the number of shipping containers proposed on site, reduce the number of yurts, and update the conditions.

City Council Key Points

- City Staff recommended Approval, Subject to Conditions.
- CPC recommended Approval, Subject to Conditions.
- MPD Plan includes 6 deviations:
 - #1. A deviation from accessory building/structure separation zoning standards, permitting accessory buildings/structures to be less than 10 feet from all other accessory and principal buildings on the same lot.
 - #2. A deviation from 88-328-02-B, the setback requirements for a composting facility, to be setback less than 250 ft from property lines and at least 500 ft from any residential dwelling unit, per the approved site plan.
 - #3. A deviation from the temporary portable storage container specific use standards, to permit the use of 5 shipping containers to be used as permanent storage buildings, unless otherwise approved through building permit.
 - #4. A deviation to permit gravel, as described on the approved site plan, for vehicular and loading use, on the subject site.
 - #5. A deviation to permit a fence along all property lines of 10 ft.

#6. A deviation from on-site pedestrian standards, permitting internal connections inconsistent with 88-450-03-C.2.

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

No account string to verify as this ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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

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

Prior Legislation

091007 APPROVED

Rezoning an area of approximately 13.5 acres generally located on the west side of Bennington Avenue at E 55th from District R-1a to District RA.

14079-A-1 APPROVED

- a. A variance to allow an accessory building in the front yard.
- b. A variance to allow a solar array in the front yard.
- c. A variance to allow an existing 10'x20' farm stand to remain in the front yard.

CD-BZA-2023-00049 UNDER REVIEW

1. Did own, lease, or maintain a premises in which allows the operation of a Composting Facility in a district zoned R-80. This use is first permitted in a district zoned R-80 with a Special Use Permit.
2. Did own, lease, or maintain a premises which is being used for the storage of temporary storage containers in a district zoned R-80. This use is first allowed in an M-1 zoned district with a Special Use Permit.
3. Did own, lease, or maintain a premises in an R-80 zoned district in which the vehicle use area does not meet vehicle use area requirements as set forth in City Ordinance 88-420-12.
4. Did own, lease, or maintain a premises which is being used for a retail sales business in a district zoned R-80. This use is first permitted in a district zoned B1.

CD-ROW-2023-00053 UNDER REVIEW

Vacating an approximately 130-foot street in District R-7.5 zoning generally located on Fremont Avenue north of East 55th Terrace; and directing the City Clerk to record certain documents.

Service Level Impacts

Service level impacts (inspection or customer service workload) may occur with the passage of this legislation.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The proposed project was evaluated against The KC Spirit Playbook and it was determined that the project is unlikely to align with health-related goals due to potential nuisances.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 8/17/2024. A summary of the meeting is attached to the City Plan Commission staff report.
3. How does this legislation contribute to a sustainable Kansas City?
Agriculture, Food & Waste Systems Innovation is a part of the KC Priority Climate Action Plan. Measure FA-3 states, "Increase residential composting and diversion to local livestock."
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 240843

ORDINANCE NO. 240843

Sponsor: Director of City Planning and Development Department

Vacating approximately 84,000 square feet of public right-of-way in Zoning District M1-5 generally located on Topping Avenue between Stadium Drive and East 32nd Street; and directing the City Clerk to record certain documents. (CD-ROW-2024-00015)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 3rd day of June, 2024, a petition was filed with the City Clerk of Kansas City by Richard Shafer for the vacation commencing at the Southwest corner of said Section 13, Township 49 North, Range 33 West; thence North 02° 12' 09" West, 469.41 feet, on the West line of the Southwest Quarter of said Section 13, to the point of beginning of said Tract herein described; thence North 16° 25' 55" West, 93.88 feet to the West right-of-way line of Topping Avenue as now established; thence North 02° 12' 09" East, 1415.60 feet, on said West right-of-way line, parallel and 30 feet West of said West line of the Southwest Quarter; thence South 87° 53' 08" East, 60.00 feet, to the East right-of-way line of Topping Avenue as now established; thence South 02° 12' 09" West, 1593.62 feet, on said East right-of-way line, parallel and 30.00 feet East of the West line of the Southwest Quarter, to a point on the Northeasterly right-of-way line of Stadium Drive (formerly Raytown Road); thence North 16° 25' 55" West, 58.43 feet, to the point of beginning, said Tract containing 90,362 square feet or 2.0744 acres, giving the distinct description of the street (Topping Avenue) to be vacated, and also the names of the persons and corporations

owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said street (Topping Avenue) has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That commencing at the Southwest corner of said Section 13, Township 49 North, Range 33 West; thence North 02° 12' 09" West, 469.41 feet, on the West line of the Southwest Quarter of said Section 13, to the point of beginning of said Tract herein described; thence North 16° 25' 55" West, 93.88 feet to the West right-of-way line of Topping Avenue as now established; thence North 02° 12' 09" East, 1415.60 feet, on said West right-of-way line, parallel and 30 feet West of said West line of the Southwest Quarter; thence South 87° 53' 08" East, 60.00 feet, to the East right-of-way line of Topping Avenue as now established; thence South 02° 12' 09" West, 1593.62 feet, on said East right-of-way line, parallel and 30.00 feet East of the West line of the Southwest Quarter, to a point on the Northeasterly right-of-way line of Stadium Drive (formerly Raytown Road); thence North 16° 25' 55" West, 58.43 feet, to the point of beginning, said Tract containing 90,362 square feet or 2.0744 acres, be and the same is hereby vacated, and subject to the following conditions:

1. The applicant shall retain all utility easements and protect facilities at the applicant's expense as required by AT&T.
2. The applicant shall retain all utility easements and protect facilities or relocate facilities at the applicant's expense as required by Evergy.
3. The applicant shall retain all utility easements and protect facilities or relocate facilities at the applicant's expense as required by the Water Services Department, and no construction shall occur within the easement.

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

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

..end

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

Recorder

By _____
Deputy



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240843

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Vacating approximately 84,000 square feet of public right-of-way in Zoning District M1-5 (Manufacturing) generally located on Topping Avenue between Stadium Drive and East 32nd Street and directing the City Clerk to record certain documents. (CD-ROW-2024-00015)

Discussion

The right-of-way requested to be vacated is currently an un-improved street which has never been developed. The adjacent land to the west is utilized for junk/salvage yard purposes, while to the north, there are single-family residential areas. To the south, the land includes a public park and various industrial uses.

The vacation is sought to facilitate the development of the site to the east for industrial development. The applicant intends to fully utilize the property located at 5819 E 32nd Street, including the vacation of Topping Avenue. This proposal is part of a broader initiative that includes multiple vacation requests in the vicinity. A development plan will be required because the site is zoned industrial and larger than 10 acres.

The public right-of-way in question accommodates both public and private utilities. Public utilities include KCMO water and sewer mains. The applicant will be required to preserve an easement and protect facilities or relocate all facilities at the applicant's expense as required by the Water Department. Private utilities include AT&T and Eergy services.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

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

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

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

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

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

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

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

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

No account string to verify as this ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

- 1. View the [Adopted 2025-2029 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
 - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - Build on existing strengths while developing a comprehensive transportation plan for the future.
 - Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.

- Ensure adequate resources are provided for continued maintenance of existing infrastructure.
- Focus on delivery of safe connections to schools.

Prior Legislation

There is no controlling case that pertains to the vacation of this public right-of-way.

Service Level Impacts

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

Other Impacts

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

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

Please Select (Press tab after selecting)

[Click or tap here to enter text.](#)
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 240848

ORDINANCE NO. 240848

Sponsor: Director of City Planning and Development Department

Vacating an approximately 68,000 square feet of an improved street in Zoning District MPD generally located on Berkley Plaza between East Riverfront Road and Berkley Parkway; and directing the City Clerk to record certain documents. (CD-ROW-2022-00041)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 5th day of acknowledged and petition was filed with the City Clerk of Kansas City by Krishan Purvis for the vacation of all that part of the right-of-way of Berkley Plaza established by the Plat of Berkley Riverfront Park, a subdivision in Kansas City, Jackson County, Missouri, described as follows: Beginning at the northerly corner of Lot 1 in said subdivision; thence North $61^{\circ}00'01''$ East, along the northwesterly right of way line of said Berkley Plaza, 150.00 feet to the northerly corner thereof; thence South $28^{\circ}48'06''$ East, along the northeasterly right of way line of said road, 432.53 feet to a point of curvature; thence in a southeasterly direction, continuing along said right of way line, along a curve to the left, having a radius of 25.00 feet through a central angle of $085^{\circ}59'59''$, an arc distance of 37.52 feet to the northwesterly right of way line of Berkley Parkway; thence South $65^{\circ}11'55''$ West, parallel with the centerline of said road, 50 feet from the centerline thereof, 200.49 feet to a point on the southwesterly right of way line of said Berkley Plaza; thence northeasterly, along said southwesterly right of way line, along a curve to the left with an initial tangent bearing North $65^{\circ}11'55''$ East, having a radius of 25.000

feet through a central angle of $094^{\circ}00'01''$, and arc distance of 41.02 feet to a point of tangency; thence North $28^{\circ}48'06''$ West, continuing along said southwesterly right of way line, 418.03 feet to the point of beginning, containing 67,822 square feet, more or less; giving the distinct description of the street to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said street has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That all that part of the right-of-way of Berkley Plaza established by the Plat of Berkley Riverfront Park, a subdivision in Kansas City, Jackson County, Missouri, described as follows: Beginning at the northerly corner of Lot 1 in said subdivision; thence North $61^{\circ}00'01''$ East, along the northwesterly right of way line of said Berkley Plaza, 150.00 feet to the northerly corner thereof; thence South $28^{\circ}48'06''$ East, along the northeasterly right of way line of said road, 432.53 feet to a point of curvature; thence in a southeasterly direction, continuing along said right of way line, along a curve to the left, having a radius of 25.00 feet through a central angle of $085^{\circ}59'59''$, an arc distance of 37.52 feet to the northwesterly right of way line of Berkley Parkway; thence South $65^{\circ}11'55''$ West, parallel with the centerline of said road, 50 feet from the centerline thereof, 200.49 feet to a point on the southwesterly right of way line of said Berkley Plaza; thence northeasterly, along said southwesterly right of way line, along a curve to the left with an initial tangent bearing North $65^{\circ}11'55''$ East, having a radius of 25.000 feet through a central angle of $094^{\circ}00'01''$, and arc distance of 41.02 feet to a point of tangency; thence North $28^{\circ}48'06''$ West, continuing along said southwesterly right of way line, 418.03 feet to the point of beginning, containing 67,822 square feet, more or less be and the same is hereby vacated and subject to the following conditions:

1. The applicant shall relocate facilities if found to be in conflict of any development at applicants' expense as required by AT&T.
2. The applicant shall retain all utility easements and protect facilities required by Evergy.
3. The applicant shall retain all utility easements and protect facilities required by Spire.
4. The applicant shall retain all utility easements and protect facilities required by Kansas City Water Services.

- 5. The applicant shall remove all streetlight poles between East Riverfront Drive and Berkley Parkway (SBC5055, SBC5056, SBC5057, SBC5058, SBC5059, SBC5060, SBC5061, and SBC5062. Controller ID SBC9001.) and return the streetlights to Public Works in coordination with Public Works Streetlighting at the applicant's cost.

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

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

..end

Approved as to form:

 Sarah Baxter
 Senior Associate City Attorney

Approved by the City Plan Commission

 Secretary

STATE OF MISSOURI)
) ss.
 COUNTY OF _____)

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

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

My term expires _____, 20____.



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240848

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Vacating an approximately 68,000 square feet of an improved street in Zoning District MPD (Master Planned Development) generally located on Berkley Plaza between East Riverfront Road and Berkley Parkway and directing the City Clerk to record certain documents. (CD-ROW-2022-00041)

Discussion

The street proposed for vacation is an improved roadway connecting Berkley Parkway to East Riverfront Drive, situated within the Berkley Riverfront Master Planned Development.

The public right-of-way currently houses both public and private utilities. Public utilities include Water Services and Public Works Street Lights. The applicant is required to retain and protect the Water Services infrastructure, while Public Works mandates the removal and return of the streetlights within the right-of-way to the City, at the applicant's expense.

Private utilities present include Evergy, Spire, and AT&T, all of which require the protection of their facilities and the retention of an easement for ongoing access and maintenance.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

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

2. What is the funding source?
Not applicable as this is an ordinance authorizing the vacation of public right of way.

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

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

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

Additional Discussion (if needed)

No account string to verify as this ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - Build on existing strengths while developing a comprehensive transportation plan for the future.
 - Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.

- Ensure adequate resources are provided for continued maintenance of existing infrastructure.
- Focus on delivery of safe connections to schools.

Prior Legislation

There is no prior legislation regarding the vacation of this right of way.

Service Level Impacts

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

Other Impacts

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

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

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

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 240849

ORDINANCE NO. 240849

Sponsor: Director of City Planning and Development Department

Vacating approximately 5,400 square feet of public right-of-way in Zoning District M1-5 generally described as Bellaire Avenue, south of East 32nd Street; and directing the City Clerk to record certain documents. (CD-ROW-2024-00019)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 2nd day of July, 2024, a petition was filed with the City Clerk of Kansas City by Richard Shafer for the vacation beginning at the Northwest corner of Lot 1, Block 17, of said East Center subdivision; thence South 02° 12' 09" West, 90.09 feet, on the East right-of-way line of Bellaire Avenue as now established; thence North 87° 53' 08" West, 60.00 feet, on the South line of said East Center subdivision, to the West right-of-way line of Bellaire Avenue; thence North 02° 12' 09" East, 90.09 feet, on said West right-of-way line, to the South right-of-way line of 32nd Street; thence South 87° 53' 08" East, 60.00 feet, to the point of beginning, said Tract containing 5,405 square feet or 0.1333 acres giving the distinct description of the street (Bellaire Avenue) to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said street (Bellaire Ave) has been obtained in writing, that said consent has been acknowledged as deeds

are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That beginning at the Northwest corner of Lot 1, Block 17, of said East Center subdivision; thence South 02° 12' 09" West, 90.09 feet, on the East right-of-way line of Bellaire Avenue as now established; thence North 87° 53' 08" West, 60.00 feet, on the South line of said East Center subdivision, to the West right-of-way line of Bellaire Avenue; thence North 02° 12' 09" East, 90.09 feet, on said West right-of-way line, to the South right-of-way line of 32nd Street; thence South 87° 53' 08" East, 60.00 feet, to the point of beginning, said Tract containing 5,405 square feet or 0.1333 acres, be and the same is hereby vacated, and subject to the following condition:

The applicant shall retain all utility easements and protect facilities or relocate facilities at the applicant's expense as required by Evergy.

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

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

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

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

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

My term expires _____, 20____.

Notary Public within and for
County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

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

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

Recorder

By _____
Deputy



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240849

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Vacating approximately 5,400 square feet of public right-of-way in Zoning District M1-5 (Manufacturing) generally described as Bellaire Avenue south of East 32nd Street and directing the City Clerk to record certain documents. (CD-ROW-2024-00019)

Discussion

The street proposed for vacation is currently an unimproved street that terminates in a dead end. The surrounding area includes vacant, platted properties to the east and west, specifically within East Center Blocks 14 through 19. To the south lies a parcel of land owned by the applicant. Single-family residential development lies to the north of East 32nd Street.

The objective of this vacation request is to facilitate the development of the site to the south for industrial purposes. The applicant's intention is to fully utilize the property located at 5819 East 32nd Street. This is a companion case with CD-ROW-2024-00015. This proposal is part of a broader initiative that includes multiple vacation requests in the vicinity. A development plan will be required since the site is zoned industrial and larger than 10 acres.

The public right-of-way in question currently has only private utilities within the right-of-way, specifically AT&T facilities.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

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

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

No account string to verify as this ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - Build on existing strengths while developing a comprehensive transportation plan for the future.
 - Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.

- Ensure adequate resources are provided for continued maintenance of existing infrastructure.
- Focus on delivery of safe connections to schools.

Prior Legislation

There is no controlling case that pertains to the vacation of this public right of way.

Service Level Impacts

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

Other Impacts

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

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

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

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 240850

RESOLUTION NO. 240850

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Swope Area Plan on about 11.05 acres generally located at 3427 E. 59th Street by changing the recommended land use from residential medium-high density to mixed-use community for the Swope Health Village Campus. (CD-CPC-2024-00073)

WHEREAS, on October 2, 2014, the City Council by Resolution No. 140770 adopted the Swope Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Swope Area Plan as it affects that area of approximately 11.05 acres generally located at 3427 E. 59th Street by changing the recommended land use from residential medium-high density to mixed-use community; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Map on August 7, 2024; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on August 7, 2024, did recommend approval of the proposed amendment to the Swope Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Swope Area Plan is hereby amended as to the Proposed Land Use Plan and Map for that area of approximately 11.05 acres generally located at 3427 E. 59th Street by changing the recommended land use from residential medium-high density to mixed-use community.

Section B. That the amendment to the Swope Area Plan is consistent and complies with the KC Spirit Playbook, adopted on April 18, 2023, by Resolution No. 230257, and is adopted as a supplement to the KC Spirit Playbook.

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

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240850

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Rezoning an area of about 11.05 acres generally located at 3427 E 59th St from District R-1.5 (Residential) to District MPD (Master Planned Development) and approving a development plan to allow for a mixed-housing campus. (CD-CPC-2024-00072)

Approving an amendment to the Swope Area Plan on about 11.05 acres generally located at 3427 E 59th St by changing the recommended land use from Residential Medium-High Density to Mixed-Use Community for the Swope Health Village Campus. (CD-CPC-2024-00073)

Discussion

The MPD, Master Planned Development, district is intended to accommodate development that may be difficult, if not impossible, to carry out under applicable zoning district standards. The proposed Mixed-Use Development MPD is for a housing plus health services campus.

City Council Key Points

- City Staff recommended Approval, Subject to Conditions.
- CPC recommended Approval, Subject to Conditions.
- Rezoning from R-1.5 to MPD with associated Development Plan and Area Plan Amendment.
- Multi-unit residential buildings (with intended patrons being seniors and individuals receiving mental health services), medical office, and a community center are proposed for the site.

Fiscal Impact

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

Not applicable - as the proposed ordinance and resolution authorize a rezoning, development plan, and area plan amendment.

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

Not applicable - as the proposed ordinance and resolution authorize a rezoning, development plan, and area plan amendment.

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

Not applicable - as the proposed ordinance and resolution authorize a rezoning, development plan, and area plan amendment.

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

The ordinance and resolution authorizes physical development of the subject property, which may generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

There is no direct fiscal impact associated with this ordinance.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.

- Address the various needs of the City's most vulnerable population by working to reduce disparities.
- Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- Ensure all residents have safe, accessible, quality housing by reducing barriers.
- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

240455

Authorizing the City Manager to negotiate and execute a development agreement with Swope Health Services or an affiliated entity for the property located at 5900 Swope Parkway, in Kansas City, Missouri, estimating revenue from the sale of property and appropriating funds to defease outstanding bonds; appropriating \$5,000,000.00 from the unappropriated fund balance of the Health Fund as a contribution toward redevelopment of the site; authorizing the Director of Finance to execute an escrow agreement and related documents; approving the selection of Kutak Rock LLP and Hardwick Law Firm as defeasance counsel for this matter; and directing the City Manager to negotiate and execute an agreement with Swope Health Services, an affiliated entity, or its successor to reserve up to ten behavior health beds at the future facility for referrals from the Municipal Court.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
 Swope Health Quote - MPD Statement
 "Restoring the quality of life of our residents by providing holistic health care services in a nurturing, understanding environment. We want to do more than minimize suffering, we seek to create well-being for each member of the under-served urban core .."
2. How have those groups been engaged and involved in the development of this ordinance?
 Public engagement as required by 88-505-12 does not apply to this request. The applicant hosted a meeting on 6/26/2024. More details can be reviewed in the CPC staff report.

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

4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 145
Number of Affordable Units 14

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

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Not applicable - as the proposed ordinance and resolution authorize a rezoning, development plan, and area plan amendment.

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

No(Press tab after selecting)

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

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



File #: 240723

ORDINANCE NO. 240723

Sponsor: Councilmember Melissa Patterson Hazley

Authorizing the City Manager to execute a contract amendment with Economic Development Corporation of Kansas City, Missouri (EDC) to appoint the EDC as program administrator to assist the Central City Economic Development Sales Tax Board with implementation of economic development programs.

WHEREAS, the Central City Economic Development Sales Tax Board (the “Board”), pursuant to Section 67.1305, RSMo and Section 68-449 of the City of Kansas City’s Code of Ordinances, is responsible for considering economic development projects within the Central City Economic Development (“CCED”) District and making recommendations on funding such projects to the City Council (the “City Council”) of the City of Kansas City, Missouri (the “City”); and

WHEREAS, the Board currently receives administrative and other support from various City departments, including Neighborhood and Housing Services and Law, as well as a consulting firm under contract with the City; and

WHEREAS, the Board wishes to appoint a new program administrator to assist with administrative and other support services from a person or entity outside of City departments; and

WHEREAS, the Board met on August 13, 2024 and passed a resolution recommending the transfer of program administration to the EDC; and

WHEREAS, Ordinance No. 240400 approved an annual contact between the City and EDC; and

WHEREAS, the EDC offers a diverse range of tools to support the economic development process of detailed project analysis and feasibility; and

WHEREAS, the EDC has partnering agencies to help solve financial deal-structuring (e.g. feasibility gap) problems and performs public-side due diligence, while striving to leverage the maximum amount of private investment with the least amount of public resources; and

WHEREAS, the CCED sales tax allows for partial use of the tax for administrative purposes; NOW, THEREFORE;

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby authorized execute a contract amendment with Economic Development Corporation of Kansas City, Missouri to appoint the EDC as program administrator to assist the Central City Economic Development Sales Tax Board with implementation of economic development programs. A copy of the contract amendment in substantial form is attached hereto.

..end

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240723

Submitted Department/Preparer: City Manager's Office

Revised 6/10/24

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

Executive Summary

Authorizing the City Manager to execute a contract amendment with Economic Development Corporation of Kansas City, Missouri (EDC) to appoint the EDC as program administrator to assist the Central City Economic Development Sales Tax Board with implementation of economic development programs.

Discussion

This ordinance would authorize the City Manager to amend the current contract with EDCKC, in order for EDCKC to administer the Central City Economic Development Sales Tax Board. Currently the board receives administrative support from the Neighborhoods, Housing, and Law departments in addition to a third-party consulting firm.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
None identified
3. How does the legislation affect the current fiscal year?
Uncertain
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Uncertain
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Cannot verify account string as there is no funding source identified for this contract amendment.

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

Service Level Impacts

Other Impacts

1. What will be the potential health impacts to any affected groups?
N/A
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
N/A
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
N/A
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

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



File #: 240814

ORDINANCE NO. 240814

Sponsor: Director of City Planning and Development Department

Rezoning an area of about .3 acres generally located at 4438-4450 Washington Street from District R-1.5 (Residential 1.5) to District R-0.75 (Residential 0.75) to allow for the development of a multi-unit apartment complex. (CD-CPC-2024-00095)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1446, rezoning an area of about .3 acres generally located at 4438-4450 Washington Street from District R-1.5 (Residential 1.5) to District R-0.75 (Residential 0.75) to allow for the development of a multi-unit apartment complex, said section to read as follows:

Section 88-20A-1446. That an area legally described as:

TRACT 1: All of the South 15 feet of Lot 16, and the North 20 feet of Lot 17. Also, the East 3 feet of the South 15 feet of Lot 61 and the East 3 feet of the North 20 feet of Lot 60. And that part of vacated alley lying between said Lots, except that part of said Lots 16 and 17 now in Washington Street, all in Block 2, Edwin & Lockwood's 1st Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 2: All of the South 5 feet of Lot 17 and the North 22 1/2 feet of Lot 18, also the East 3 feet of the South 5 feet of Lot 60, and the East 3 feet of the North 22 1/2 feet of Lot 59, and that part of vacated alley lying between said Lots, except those parts of Lot 17 and 18 now in Washington Street, all in Block 2, Edwin & Lockwood's 1st Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 3: Lot 19, and the South 2-1/2 feet of Lot 18, (except part in Washington Street) and East 1/2 of vacated alley West of and adjoining same, also the East 3 feet of Lot 58 and the East 3 feet of the South 2-1/2 feet of Lot 59 and West 1/2 of vacated alley East of and adjoining same, Block 2, Edwin & Lockwood's 1st Addition, a subdivision in Kansas City, Jackson County,

Missouri, according to the recorded plat thereof.

TRACT 4: All of LOTS 20 and 21, and the East 3' of LOT 57, also the vacated alley between Lots 20 and 57 and the East 1/2 of the vacated alley lying West of and adjoining Lot 21, Block 2, Edwin & Lockwood's 1st Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

is hereby rezoned from District R-1.5 (Residential 1.5) to District R-0.75 (Residential 0.75) all as shown outlined on a map marked Section 88-20A-1446, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240814

Submitted Department/Preparer: Please Select

Revised 6/10/24

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

Executive Summary

Rezoning an area of about .3 acres generally located at 4450 Washington St from District R-1.5 (Residential) to District R-0.75 (Residential) to accommodate the development of a multi-unit apartment complex.

Discussion

The ordinance will approve a rezoning from R-1.5 to R-0.75. While no development plan is required for this rezoning, the applicant plans to develop a 20-unit apartment complex.

The existing zoning permits the development of up to 11 units. The rezoning to R-0.75 would permit up to 23 units. The residential infill standards will apply to development of this property.

Staff recommended approval of the rezoning. There was significant public testimony regarding this case. After hearing all testimony, the City Plan Commission recommended approval of the rezoning, 5 in favor and 1 opposed.

Fiscal Impact

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

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

The proposed rezoning permits residential development which may generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

No account string to verify as this ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

None.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable – as this is an ordinance authorizing a zoning map amendment.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 7/25/2024. A summary of the meeting is attached to the CPC staff report.
3. How does this legislation contribute to a sustainable Kansas City?
N/A
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 20
Number of Affordable Units 0
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
[Click or tap here to enter text.](#)
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

[Click or tap here to enter text.](#)
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)

