



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, January 7, 2025

1:30 PM

Virtual Only

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 2 Minutes*****

FIRST READINGS

*****CONSENT ITEMS*****

Director of City Planning & Development

[241081](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Brighton Plaza, an addition in Clay County, Missouri, on approximately four acres generally located at the southeast corner of Northeast Barry Road and North Brighton Avenue, creating two lots for the purpose of a commercial 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-2024-00023)

Director of City Planning & Development

[241082](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Barry View Townhomes, an addition in Platte County, Missouri, on approximately 15 acres generally located between Northwest Milrey Drive and Northwest 83rd Street, creating seven lots and five 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-2024-00027)

Director of City Planning & Development

[241083](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Tiffany Square, an addition in Platte County, Missouri, on approximately 3 acres generally located at the southwest corner of Northwest Old Tiffany Springs Road and North Ambassador Drive, creating 13 lots for the purposes of mixed use 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-2024-00003)

END OF CONSENTS

COUNCIL

Curls

[241104](#) Sponsor: Councilperson Darrell Curls

Approving a major amendment to an approved development plan that will also serve as a preliminary plat on about 70 acres in District M2-2 generally located at the northwest corner of E. 63rd Trafficway and I-435 to incorporate new phasing and building layout for the existing land reclamation, quarry, excavation, office, commercial, and warehouse development.. (CD-CPC-2024-00152)

HEALTH DEPARTMENT

Director of Health

[241077](#) Sponsor: Director of Health Department

Accepting and approving a one-year \$204,331.25 grant with the Missouri Department of Health and Senior Services that provides funding for the Maternal Child Health Services; estimating revenue in the amount of \$204,331.25 in the Health Grants Fund; appropriating \$204,331.25 from the Unappropriated Fund Balance of the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

CITY PLANNING AND DEVELOPMENT DEPARTMENT

Director of City Planning & Development

[241088](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 17.24 acres generally located at 11511 Holmes Road from District R-7.5 to District MPD and approving a development plan that will also serve as a preliminary plat to allow for approximately 174 residential units. (CD-CPC-2024-00134)

Director of City Planning & Development

[241089](#) Sponsor: Director of City Planning and Development Department

Approving the petition to add property to the Metro North Crossing Community Improvement District, generally bounded by Northwest 88th Street on the north, Northwest Barry Road on the south, North Baltimore Avenue on the east, and North Summit Street on the west, in Kansas City, Clay County, Missouri; and directing the City Clerk to report the amendment of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Director of City Planning & Development

[241090](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Red Bridge Area Plan by amending the proposed Land Use Plan and Map from residential low density to residential medium density on about 13.43 acres for the parcels east of Holmes Road bounded between E. 115th Street on the north and E. 117th Street on the south, beginning at the east right-of-way line of Holmes Road and extending east 377 feet at E. 117th Street, 518 feet at the widest point, and 423 feet at E. 115th Street. (CD-CPC-2024-00133)

Director of City Planning & Development

[241091](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Midtown/Plaza Area Plan on about 0.16 acres generally located on East 34th Street between Gillham Road and Holmes Street by changing the recommended land use from residential low density to mixed use neighborhood. (CD-CPC-2024-00162)

Director of City Planning & Development

[241092](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.16 acres generally located at East 34th Street between Gillham Road and Holmes Street from District R-1.5 to District B1-1 to allow for commercial uses. (CD-CPC-2024-00161)

Director of City Planning & Development

[241093](#) Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-516-06, Amendments to Development Plans or Project Plans, and enacting in lieu thereof a new section of like number and subject matter for the purpose of expanding the types of amendments that can be approved administratively. (CD-CPC-2024-00140)

LAW DEPARTMENT

Director of the Law Department

[241095](#) Sponsor: Director of Law Department

Accepting an additional \$10,685.00 for a 3-month extension from the Victims of Crime Act (VOCA) grant funded, by the U.S. Department of Justice, and passed through the State of Missouri's Department of Public Safety to support the work of the City's Prosecutor's Office; estimating and appropriating \$10,685.00 in the General Grants Fund; authorizing the City Attorney to enter into a subaward grant agreement in connection with this grant; the Law Department is hereby designated requisitioning authority.

HELD IN COMMITTEE

Director of City Planning & Development

[240919](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 7 acres in District O-1 generally located at 12940 Wornall Road to allow for a residential mixed-use development. (CD-CPC-2024-00108)

Director of City Planning & Development

[241040](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 43 acres in District B3-3 generally located at the northeast corner of Northwest Old Tiffany Springs Road and Northwest Skyview Drive to allow for the creation of twelve lots and two tracts for a commercial development. (CD-CPC-2024-00118)

Director of City Planning & Development

[241041](#) Sponsor: Director of City Planning and Development Department

Vacating an approximately 83,000-square foot area of unimproved right-of-way in District B3-3 generally located on Northwest Skyview Avenue between North Ambassador Drive and Northwest Old Tiffany Springs Road and directing the City Clerk to record certain documents. (CD-ROW-2024-00018)

Director of City Planning & Development

[241054](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about .37 acres generally located at 629 W. 39th Street from District UR to District B3-2 so the site can be redeveloped. (CD-CPC-2024-00148)

Director of City Planning & Development

[241056](#) Sponsor: Director of City Planning and Development Department

Vacating an approximately 30,000-square-foot section of improved street right-of-way in District M1-5/US (Manufacturing/Underground Space) generally located along North Winchester Drive south of Northeast Parvin Road; and directing the City Clerk to record certain documents. (CD-ROW-2024-00024)

Director of City Planning & Development

[241057](#) Sponsor: Director of City Planning and Development Department

Approving an area plan amendment to the Line Creek Valley Area Plan for an area of approximately 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue by changing the recommended land use from low density residential to mixed use community. (CD-CPC-2024-00170)

Director of City Planning & Development

[241058](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue from Districts B3-3/R-2.5 and R-7.5 to District B3-3 to allow for commercial land uses. (CD-CPC-2024-00153).

City Manager's Office

[241061](#) Sponsor: City Manager's Office

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the Country Club Plaza Tax Increment Financing Plan and the termination of the designation of Redevelopment Project Areas 1, 7, and 8 described therein; declaring as surplus those funds within the special allocation funds established in connection with Redevelopment Project Areas 1, 7, and 8; dissolving the special allocation funds established in connection with Redevelopment Project Areas 1, 7, and 8; authorizing the distribution of such surplus funds; and directing the City Clerk to send copies of this ordinance to Jackson County.

[241065](#) Sponsor: Director of City Planning and Development Department
COMMITTEE SUBSTITUTE

Approving a development plan on about 7.6 acres in District KCIA generally located at 10220, 10200, and 10150 N. Everton Avenue to allow for one industrial logistic/warehouse building. (CD-CPC-2024-00107)

Director of City Planning & Development

[241072](#) Sponsor: Director of City Planning and Development Department

Approving The Block 138 PIEA General Development Plan and declaring the area in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620, on about 0.84 acres in an area generally bordered by W. 14th Street on the north, West Truman Road on the south, Main Street on the east, and Baltimore Avenue on the west.
(CD-CPC-2024-00180)

SEMI ANNUAL DOCKET

The listing of Semi-Annual Docket items are provided this week for informational purposes only. Please see City Clerk's Office for full listing.

ADDITIONAL BUSINESS

1. There may be general discussion for 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 #: 241081

ORDINANCE NO. 241081

Sponsor: Director of City Planning and Development Department

Approving the plat of Brighton Plaza, an addition in Clay County, Missouri, on approximately four acres generally located at the southeast corner of Northeast Barry Road and North Brighton Avenue, creating two lots for the purpose of a commercial 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-2024-00023)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

Section 4. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

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

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on December 4, 2024.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241081

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 Brighton Plaza, an addition in Clay County, Missouri, on approximately four acres generally located at the southeast corner of Northeast Barry Road and North Brighton Avenue, creating two lots for the purpose of a commercial 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-2024-00023)

Discussion

The request is to consider approval of a Final Plat in District B1-1/B3-3 on about 4 acres generally located at the southeast corner of Northeast Barry Road and North Brighton Avenue, allowing for the creation of two lots for the purpose of a commercial development. This use was approved via Case No. CD-SUP-2024-00039 approved by the Board of Zoning Adjustment on November 14, 2023 which served as the Preliminary Plat.

The Preliminary Plat proposed to create two lots to develop an auto collision center on the south lot, leaving the northern lot vacant and ready for development with access to water and sewer. The Final Plat proposes to extend sewer from the east side of North Brighton to allow for sewer access to both lots. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-120 of the Zoning and Development Code.

There was no public testimony at the City Plan Commission.

Staff Recommendation: Approval with Conditions

City Plan Commission 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 direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
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-SUP-2023-00039 - Generally located at the Southeast corner of Northeast Barry Road and North Brighton Avenue, a Special Use Permit to allow for motor vehicle repair on November 14, 2023.

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.
Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and

Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

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

Please provide reasoning why not:

Not applicable as this is an ordinance authorizing the subdivision of 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 #: 241082

ORDINANCE NO. 241082

Sponsor: Director of City Planning and Development Department

Approving the plat of Barry View Townhomes, an addition in Platte County, Missouri, on approximately 15 acres generally located between Northwest Milrey Drive and Northwest 83rd Street, creating seven lots and five 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-2024-00027)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

Section 4. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Stormwater 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 December 4, 2024.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241082

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 Barry View Townhomes, an addition in Platte County, Missouri, on approximately 15 acres generally located between Northwest Milrey Drive and Northwest 83rd Street, creating seven lots and five 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-2024-00027)

Discussion

The request is to consider approval of a Final Plat in District R-1.5 on about 15 acres generally located between Northwest Milrey Drive and Northwest 83rd Street that would create seven lots and five tracts to allow for a residential development. The residential development was approved by Ordinance No 240615 on July 25, 2024, which also served as the Preliminary Plat. The Preliminary Plat proposed to develop 150 residential townhomes, spread across a mix of four-plex and six-plex structures. The plan proposes constructing private streets that will have connections to Northwest 83rd Street and Northwest Milrey Drive. The plan proposes extending public water and sanitary sewer mains to allow each lot to have access to public utilities. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-110 of the Zoning and Development Code.

There was no public testimony at the City Plan Commission.

Staff Recommendation: Approval with Conditions

City Plan Commission 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 direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
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-2024-00061 - Generally located between NW Milrey Drive and NW 83rd Street, zoned R-1.5, Ordinance No. 240615 approved a residential development on July 25, 2024.

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.
Click or tap here to enter text.

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

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

Please provide reasoning why not:

Not applicable as this is an ordinance authorizing the subdivision of 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 #: 241083

ORDINANCE NO. 241083

Sponsor: Director of City Planning and Development Department

Approving the plat of Tiffany Square, an addition in Platte County, Missouri, on approximately 3 acres generally located at the southwest corner of Northwest Old Tiffany Springs Road and North Ambassador Drive, creating 13 lots for the purposes of mixed use 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-2024-00003)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

Section 3. That the 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 Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

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

Section 6. That the City Clerk is hereby directed to 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 December 4, 2024.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241083

Submitted Department/Preparer: City Planning

Revised 11/01/23

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

Executive Summary

Approving the plat of Tiffany Square, an addition in Platte County, Missouri, on approximately 3 acres generally located at the southwest corner of Northwest Old Tiffany Springs Road and North Ambassador Drive, creating 13 lots for the purposes of mixed use 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-2024-00003)

Discussion

The request is to consider approval of a Final Plat in District B3-3 on about 31 acres generally located at the southwest corner of Northwest Old Tiffany Springs Road and North Ambassador Drive creating 13 lots to allow for a mixed-use development. This use was approved in Case No. CD-CPC-2023-00145 which served as the Preliminary Plat. The Development Plan proposes to develop a mixed-use development which has commercial and residential components. The plan also proposes to construct new private drive connections on Skyview, Ambassador, and Old Tiffany Springs Road. No waivers or deviations are requested.

This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-120 of the Zoning and Development Code. The City Plan Commission recommended 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 a zoning ordinance authorizing the subdivision of land.
3. How does the legislation affect the current fiscal year?

Not applicable as this is a zoning 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 a zoning 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 a zoning 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?
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

Case No. CD-CPC-2023-00145 – Ordinance 240428 approved a major amendment to preliminary development to allow for commercial and residential uses which also serves as a preliminary plat on about 31 acres generally located at NW Old Tiffany Springs Road and N. Ambassador Drive.

Service Level Impacts

Not applicable as this is a zoning 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 a zoning 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 a zoning ordinance authorizing the subdivision of land.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a zoning 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 a zoning ordinance authorizing the subdivision of land.
Not applicable as this is a zoning 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 a zoning 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 a zoning 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 #: 241104

ORDINANCE NO. 241104

Sponsor: Councilperson Darrell Curls

Approving a major amendment to an approved development plan that will also serve as a preliminary plat on about 70 acres in District M2-2 generally located at the northwest corner of E. 63rd Trafficway and I-435 to incorporate new phasing and building layout for the existing land reclamation, quarry, excavation, office, commercial, and warehouse development.. (CD-CPC-2024-00152)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a major amendment to an approved development plan that will also serve as a preliminary plat in District M2-2 (Manufacturing) generally located at the northwest corner of E. 63rd Trafficway and I-435, and more specifically described as follows:

All that part of the Southwest Quarter of the Northeast Quarter of Section 1, Township 48, Range 33, N. Kansas City, Jackson County, Missouri, lying north of 63rd street trafficway, as now established.

All that part of the north 30 acres of the Southeast Quarter of the Northeast Quarter of Section 1, Township 48, Range 33, N. Kansas City, Jackson County, Missouri, lying northerly of 63rd Street Trafficway and Interstate Route No. 435.

The south 30 acres of the Northeast Quarter of the Northeast Quarter of Section 1, Township 48, Range 33, N. Kansas City, Jackson County, Missouri.

All that part of the Northeast Quarter of the Northeast Quarter of Section 1, Township 48, Range 33, N. Kansas City, Jackson County, Missouri, described as follows: Beginning at the northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 1; thence west along the north line of said section, 666.73 feet; thence southwesterly along the westerly line of the private roadway established by deed recorded in Book b-7046 at page 164, which line deflects to the left 86 degrees 20 minutes from said last described course, 331.6 feet, more or less to a point on the north line of the south 30 acres of said Quarter Quarter Section; thence east along the north line of said 30 acres tract to a point on the east line of said Quarter Quarter Section; thence north along the east line of said Quarter Quarter Section, 333.63 feet more or less, to the point of beginning, except that part in Interstate Route No. 435.

The West One-Half of the West One-Half of the Northwest Quarter of the Northwest Quarter of Section 6, Township 48, Range 32, N. Kansas City, Jackson County, Missouri, except the south 130 feet thereof, and except that part in Interstate Route No. 435.

The south 130 feet of the West One-Half of the West One-Half of the Northwest Quarter of the Northwest Quarter of Section 6, Township 48, Range 32, in Kansas City, Jackson County, Missouri.

All that part of the Southwest Quarter of the Northwest Quarter of Section 6, Township 48, Range 32, N. Kansas City, Jackson County, Missouri, described as follows: Beginning at the northwest corner of said Quarter Quarter Section; thence south along the west line of said Quarter Quarter Section, 340.76 feet to a point 978.52 feet north of the southwest corner of said Quarter Quarter Section said point being the northwest corner of a tract of land conveyed to E.J. Bjorkbach by deed dated July 25, 1921, filed for record under Document No. 150889 and recorded in Book 398, at page 567; thence east along the north line of said Bjorkbach Tract 872.76 feet to a point 406.16 feet west of the east line of said Quarter Quarter Section, said point being on the west line of a tract of land conveyed to David H. Sherrard by deed dated December 29, 1915, filed for record under Document No. 104939 and recorded in Book b-339 at page 16; thence north on said west line of said Sherrard Tract, 119.05 feet to a point, said point being the northwest corner of said Sherrard Tract; thence east along the north line of said Sherrard Tract 406.16 feet to a point in the east line of said Quarter Quarter Section; thence north along said east line 236.07 feet to the northeast corner thereof; thence west along the north line of said Quarter Quarter Section 622.07 feet to a point 660 feet easterly of the point of beginning; thence south 31.02 feet; thence west 330 feet; thence north 31.02 feet to a point in the north line of said Quarter Quarter Section; thence west along said north line 330 feet to the point of beginning, except the right of way for Interstate Route 435 and except the right of way for 63rd Street Trafficway.

is hereby approved, subject to the following conditions:

1. The developer shall submit an application and gain approval of a final plat prior to issuance of any certificate of occupancy for this site.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been

- installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
4. Prior to issuance of the certificate of occupancy for each lot within the plat, the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
 5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
 6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
 7. 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)
 8. 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).
 9. 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)
 10. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
 11. 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)
 12. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
 13. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
 14. 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)

15. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
16. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
17. 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.
18. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
19. 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.
20. 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.
21. 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.
22. Water/sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
23. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
24. No water service tap permits will be issued until the public water main is released for taps.

25. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
26. The developer shall submit water main extension plans through Compass KC as prepared by a Missouri professional engineer meeting all the Kansas City Water Services Department rules and regulations. The water main extension shall be under contract (permitted) prior to plat recording or building permit issuance.
27. The developer shall submit a storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department for review and acceptance for the disturbed area. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Kansas City Water Services Department.
28. 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.
29. 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.
30. 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.
31. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain.
32. The developer shall show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Kansas City Water Services Department.
33. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.

34. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
35. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Kansas City Water Services Department prior to issuance of any stream buffer permits.

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

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

..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 #: 241104

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a major amendment to an approved development plan to incorporate new phasing and building layout on about 70 acres in District M2-2 (Manufacturing) generally located at the northwest corner of E. 63rd Trafficway and I-435 to allow for the existing land reclamation, quarry, excavation, office, commercial, and warehouse development (CD-CPC-2024-00152)

Discussion

The site is an existing quarry/ underground mining operation which has approximately 2,000 feet of frontage along I-435 and approximately 3,200 feet along E. 63rd Trafficway. The current plan, approved in 2014, rezoned and approved a development plan in District M2-2 allowing for the existing land reclamation, quarry, excavation, and future office, commercial and warehouse development on this site.

The proposed amendment will completely abandon the existing plan for 400,000 square foot development, and replace it with a two story metal office building in conjunction with existing operations. The plan also serves as a preliminary plat proposing two lots. Lot 1 will house the storage of materials, equipment, parking and the office building. Lot 2 will be limited to ongoing quarry operations.

Staff recommended approval with conditions. At the City Plan Commission hearing on December 18, 2024, two persons spoke about their concerns. CPC voted 6-0 to recommend approval with conditions.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
This ordinance has no direct fiscal impact.

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

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 direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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



Prior Legislation

Case Nos. 14459-P & 14459-P-1 - Ordinance No. 140482 passed by City Council on June 19, 2014, rezoned and approved a development plan in District M2-2 allowing for the existing land reclamation, quarry, excavation, and future office, commercial and warehouse development on about 70 acres generally located at the northwest corner of E. 63rd Trafficway and I-435.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in Section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
This ordinance will authorize a new building on site, providing for continued operation of this business in the city.
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:
Private development project.

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 #: 241077

ORDINANCE NO. 241077

Sponsor: Director of Health Department

Accepting and approving a one-year \$204,331.25 grant with the Missouri Department of Health and Senior Services that provides funding for the Maternal Child Health Services; estimating revenue in the amount of \$204,331.25 in the Health Grants Fund; appropriating \$204,331.25 from the Unappropriated Fund Balance of the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the Maternal Child Health Block Grant (MCH) seeks to prevent and reduce intentional and unintentional injuries among infants, children, adolescents, and women; and

WHEREAS, during the grant period MCH staff will work with a variety of community partners to prevent intentional injuries among children, youth, and adolescents in target ages between 10-19 years old and those that have close relationships with them, such as parents, teachers, and youth leaders; and

WHEREAS, Health Department staff and community partners use research-based curricula that include CDC program elements that have been proven to enhance social skills, build healthy relationships, and decision-making processes to assist in the prevention of violence and suicide; 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 programs that address women and children's wellness issues such as injury prevention, for the period beginning October 1, 2024 through September 30, 2025, for an amount not to exceed \$204,331.25, is hereby accepted and approved. A copy of the agreement, in substantial form, is on file with the Director of Health.

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

25-2480-500001-472470-G50MCH25	Maternal Child Health Services	\$204,331.25
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Section 3. That \$204,331.25 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

25-2480-505803-A-G50MCH25	Maternal Child Health Services	\$ 91,873.25
25-2480-505803-B-G50MCH25	Maternal Child Health Services	101,188.00
25-2480-505803-C-G50MCH25	Maternal Child Health Services	<u>11,270.00</u>
	TOTAL	\$204,331.25

Section 4. That the Director of Health is designated as requisitioning authority for Account No. 24-2480-505803-G50MCH25 and is hereby authorized to expend the sum of \$204,331.25 from funds previously appropriated in the account to fund the agreement.

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

..end

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

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 #: 241077

Submitted Department/Preparer: Health

Revised 6/10/24

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

Executive Summary

Accepting and approving a one-year \$204,331.25 grant with the Missouri Department of Health and Senior Services that provides funding for the Maternal Child Health Services; estimating revenue of \$204,331.25 in the Health Grants Fund; appropriating \$204,331.25 from the Unappropriated Fund Balance of the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Discussion

Maternal Child Health Block Grant (MCH) seeks to prevent and reduce intentional and unintentional injuries among infants, children, adolescents, and women, during the grant period MCH staff will work with a variety of community partners to prevent intentional injuries among children, youth, and adolescents in target ages between 10-19 years old and those that have close relationships with them, such as parents, teachers, and youth leaders, Health Department staff and community partners use research-based curricula that include CDC program elements that have been proven to enhance social skills, build healthy relationships, and decision-making processes to assist in the prevention of violence and suicide.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Health Grants Fund - 2480
3. How does the legislation affect the current fiscal year?
This legislation estimates and appropriates funding in the current fiscal year

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)

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

N/A

Service Level Impacts

When addressing intentional injury prevention with children, youth, and adolescents services will target those ages 10 -19 years old and those who have close relationships with them such as parents, teachers, and youth leaders

Other Impacts

1. What will be the potential health impacts to any affected groups?
Staff and community partners use researched based curricula that include CDC program elements that have been proven to enhance social skills, build healthy relationships and decision making processes to assist in the prevention of violence and suicide
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?
Staff and community partners use researched based curricula that include CDC program elements that have been proven to enhance social skills, build healthy relationships and decision making processes to assist in the prevention of violence and suicide
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:
Accepting a grant

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 #: 241088

ORDINANCE NO. 241088

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 17.24 acres generally located at 11511 Holmes Road from District R-7.5 to District MPD and approving a development plan that will also serve as a preliminary plat to allow for approximately 174 residential units. (CD-CPC-2024-00134)

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-1456, rezoning an area of about 17.24 acres generally located at 11511 Holmes Road from District R-7.5 (Residential 7.5) to District MPD (Master Planned Development), said section to read as follows:

Section 88-20A-1456. That an area legally described as:

The North 110 feet of the North 220 feet of the West 396 feet of the Northwest 14 of the Northeast 1/4 of the Northeast 1/4 of Section 8, Township 47, Range 33, in Kansas City, Jackson County, Missouri, except that part thereof in Holmes Rd.

And

The South 110 feet of the North 220 feet of the West 396 feet of the Northwest 14 of the Northeast 1/4 of the Northeast 1/4 of Section 8, Township 47, Range 33, in Kansas City, Jackson County, Missouri, except that part thereof in Holmes Rd.

And

All that part of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 8, Township 47, Range 33, in Jackson County, Missouri, described as follows: Beginning at a point in the West line of said 1/4 1/4 1/4 Section, 330 feet North of the Southwest corner thereof; thence North along said West line to a point 220 ft, South of the Northwest corner of said 1/4 1/4 1/4 Section; thence East and parallel with the North line of said Northeast 1/4 Section, 396 feet; thence South to a point 330 feet North of the South line and 396 feet East of the West line of said 1/4 1/4 1/4 Section; thence West to a point of Beginning, except that part now in Holmes Road.

And

All that part of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 8, Township 47, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 8; thence North 330 feet along the West line of said 1/4 1/4 1/4 section; thence East 396 feet; thence South 330 feet; thence West 396 feet to the point of beginning, except that part thereof now in Holmes Road. Also known as the tract of land depicted on the plat of WATERFORD SOUTH, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

And

The North 110 feet of the West 396 feet of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 8, Township 47, Range 33, in Kansas City, Jackson County, Missouri, EXCEPT that part thereof now in Holmes Road.

And

All the South 109.25 feet of the North 219.25 feet of the West 396 feet of the Southwest Quarter (1/4) of the Northeast Quarter (14) of the Northeast Quarter (1/4) of Section 8, Township 47, Range 33, in Kansas City, Jackson County, Missouri, EXCEPT any part thereof now in Holmes Road.

And

The south 330 feet of the West 396 feet of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 8, Township 37, Range 33, in Jackson County, Missouri, except that part in Holmes Road.

And

The North 220 feet of the East 198 feet of the West 594 feet of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 8, Township 47, Range 33, in Kansas City, Jackson County, Missouri.

And

All of Lot 13, except the East 200 feet of the North 15 feet thereof, Kerr Subdivision, a subdivision in Kansas City, Jackson County, Missouri, according to the plat thereof.

And

Lot 14, except the South 80 feet thereof, measured on the front and rear line of Kerr subdivision, a subdivision in Kansas City, Jackson County, Missouri

And

The South 80 feet of Lot 14, measured on front and rear lines, and the North 22 feet of Lot 15, measured on front and rear lines, Kerr Subdivision, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

And

All of lot 15, except the North 22 feet thereof, measured on the front and rear lines and except the South 60 feet thereof, measured on the front and real lines of Kerr Subdivision, a subdivision in Kansas City, Jackson County, Missouri.

And

The West 64 feet of the North 100 feet of the East 264 feet of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 8, Township 47, Range 33, Jackson County, Missouri.

And

The South 60 feet of lot 15, measured on the front and rear lines of Keer Subdivision, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

And

Part of the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 47, Range 33, in Kansas City, Jackson County, Missouri, described as Follows: Beginning at a point 110 feet South of the North line and 396 feet East of the West line of said 1/4 1/4 1/4 section; thence South 109.25 feet; thence East 264 feet, more or less, to a point in the East line of said 1/4 1/4 1/4 section; thence North along said East line 109.25 feet; thence West 264 feet, more or less, to the point of beginning.

And

Part of the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 47, Range 33, in Kansas City, Jackson County, Missouri, described as Follows: Beginning at a point 219.25 feet South of the North line and 396 feet East of the West line of said Quarter Quarter Quarter Section; thence South to a point 330 feet North of the South line of said Quarter Quarter Quarter Section; thence East and parallel to said South line 264 feet, more or less, to a point in the East line of said Quarter Quarter Quarter Section; thence North 108.91 feet, more or less, to a point which is 219.25 feet South of the North line of said Quarter Quarter Quarter Section; thence West 264 feet, more or less, to the point of beginning.

And

All that part of the South 330 feet of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4, except the West 396 feet thereof, all in Section 8, Township 47, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point in the West line of Campbell Street, 220 feet North of the intersection of the West line of Campbell Street and the North line of 117th Street; thence North along the West line of Campbell Street 110 feet; thence West parallel with the North line of 117th Street, to a point 396 feet East of the West line of said 1/4 1/4 1/4 Section 110 feet, thence East to the point of beginning.

And

All that part of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 8, Township 47, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point in the South line of said Quarter Quarter Quarter Section 396 feet East of the Southwest corner thereof; thence East along said South line and along the North line of 117th Street as now established, 129.04 feet, more or less, to a point 132 feet West of the West line of Campbell Street as now established; thence north parallel with the West line of said Campbell Street 220 feet; thence West parallel with the North line of said 117th Street to a point 396 feet East of the West line of said Quarter Quarter Quarter Section; thence South along a line of 396 feet East of, and parallel with, the West line of the Said Quarter Quarter Quarter Section 220 feet to the point of beginning.

And

That part of the South 330 feet of the Southwest quarter of the Northeast quarter, of NE except the West 396 feet thereof, in Section 8, Township 47 Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the northwest corner of the intersection of 117th Street and Campbell Street, thence north 110 feet along the west line of Campbell Street to a point 110 feet north of the point of beginning; thence west parallel with the north line of 117th Street 132 feet; thence South parallel with the west line of Campbell Street 110 feet to the north line of 117th Street; thence east along the north line of 117th Street 132 feet to the point of beginning.

is hereby rezoned from District R-7.5 (Residential 7.5) to District MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1456, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
2. The developer shall secure approval of an MPD final plan from the City Plan Commission prior to building permit.
3. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
4. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
6. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.

7. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
8. The developer shall continue working with the Public Works Department regarding the trash pick-up for the development.
9. The developer shall receive approval from the TDC or other departments for the deviations listed on sheet C0 prior to the approval of the MPD final plan.
10. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (Kansas City, Missouri Public Works Department) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
11. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
12. Fire lane signage shall be provided on fire access drives. (IFC-2018 § 503.3)
13. 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)
14. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
15. 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)
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. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a “yelp gate.” (IFC-2018 § 503.6)
19. 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).

20. The developer shall meet the minimum fire hydrant requirements of the Kansas City, Missouri Water Services Department applicable to a water main extension which is every 300 feet commercial or 600 feet residentially zoned area.
21. The developer shall meet the minimum fire hydrant requirements of the Kansas City, Missouri Water Services Department applicable to a water main extension which is every 300 feet commercial or 600 feet residentially zoned area. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
22. 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)
23. The developer shall consider adding reinforcement to the exterior doors of the property for safety - items such as jamb brace or metal door frames have been proven to lower the risk of crimes.
24. Address must be determined, and location should be identified/shown on plan elevations prior to approval of building permit.
25. The developer shall show fencing on the plans around the pool and explain type of fencing to be used prior to approval of MPD final plan - consider rod iron, transparent fencing that has anti-climb spikes on top to deter climbing. If anti-climb spikes are not used, consider "hostile landscaping" around fence boundary.
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 recording of the final plat.
27. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
28. a) Holmes Road & 115th Street - Construct a southbound left-turn lane with a
 - i. minimum storage length of 150 feet plus an appropriate taper as per MUTCD.

- b) Holmes Road & 115th Terrace/Drive B - Construct a southbound left-turn lane with a minimum storage length of 150 feet plus an appropriate taper as per MUTCD.
 - c) Holmes Road & 117th Street - Construct a southbound left-turn lane with a minimum storage length of 150 feet plus an appropriate taper as per MUTCD.
- 29. 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
 - 30. The developer shall dedicate additional right-of-way and provide easements for Holmes Road as required by the adopted major street plan and/or Chapter 88 so as to provide a minimum of 50 feet of right-of-way as measured from the centerline, along those areas being platted.
 - 31. 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.
 - 32. 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.
 - 33. 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.
 - 34. The south half of E. 115th Street shall be improved to residential local standards as required by Chapter 88, to current standards, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary and adjusting

vertical grades for the road, and obtaining a required permit from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first, and that the west half of Campbell and the north side of 117th Street be improved as approved by the City Council waiver request.

35. No water service tap permits will be issued until the public water main is released for taps.
36. No water service line will be less than 1-1/2" in diameter where three or more units or commercial building will be served by one domestic service line and meter.
37. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
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 have a water flow test done to ensure there is adequate water pressure to serve the development.
40. Water/sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
41. The developer shall submit water main extension plans through Compass KC for the public water mains and fire hydrants for review and approval and contracts (permits). Follow the Kansas City Water Services rules and regulations for water main extensions.
42. 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.
43. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City, Missouri Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City, Missouri Water Services Department for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed

phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first as required by the Kansas City, Missouri Water Services Department.

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 shall plans for grading, siltation, and erosion control to the Kansas City, Missouri 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 an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City, Missouri 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 may be required.
47. The developer shall secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City, Missouri Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.
48. The developer shall provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated or relocated and new easements shall be provided; as required by the Kansas City, Missouri Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.
49. The developer shall grant a BMP easement to the City as required by the Kansas City, Missouri Water Services Department, prior to recording the plat or issuance of any building permits.
50. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Kansas City, Missouri Water Services Department, prior to recording the plat.
51. Utilities located within the private drives shall be private utility mains and be located within the private utility and access easement and covered by covenants to

maintain private storm sewer and water mains acceptable to the Kansas City, Missouri Water Services Department.

52. The developer shall provide covenants to maintain private storm sewer mains acceptable to the Kansas City, Missouri Water Services Department for any private storm sewer mains prior to the issuance of any building permits.
53. The developer shall provide covenants to maintain private water mains acceptable to the Kansas City, Missouri Water Services Department for any private water mains prior to the issuance of any building permits.

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 deviation from Chapter 88, Code of Ordinances:

Approving a waiver to the requirement for street improvements in accordance with Section 88-405-03-11 to exclude the requirement for curb and gutter on the north half of E. 117th Street and to require no improvements on the west half of Campbell Street.

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.

Sarah 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 #: 241088

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a rezoning from district R-7.5 (residential 7.5) to district MPD (Master Planned Development) and approval of a preliminary development plan acting as a preliminary plat on about 17.24 acres generally located at the southeast corner of Holmes Road and East 115th Street. (CD-CPC-2024-00134)

Discussion

The developer is proposing a rezoning to district MPD comprised of 39 buildings with three different building types for a total of 174 units. The single family and two-unit structures are located closer to Campbell and the four-unit structures are located along Holmes Road. The development is proposing alleys to provide access to the rear loaded garages. The construction materials consist primarily of brick.

The City Plan Commission heard the application on November 6, 2024. Various citizens in opposition provided public testimony during the hearing regarding landscaping, density, construction materials, and public improvements. A packet of compiled public testimony is attached. The Commission discussed various conditions and corrections to the plans required prior to the submittal of the ordinance request; the finalized list of conditions is included in the ordinance language.

The companion area plan amendment was also considered during this Commission hearing; the details for the amendment are included in a separate docket memo.

The City Plan Commission recommended approval with conditions for the proposal with a 5-1 vote.

Fiscal Impact

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

2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing the physical development and allowed uses on the subject property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing the physical development and allowed uses on the subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is a zoning ordinance authorizing the physical development and allowed uses on the subject property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes the 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)

Not applicable.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

CD-CPC-2022-00009 – A request to approve a rezoning from R-7.5 to MPD (Master Planned Development) District to allow construction of 34 units multiplex on about 3.44 acres. The application was not heard at City Plan Commission prior to being marked as inactive.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes the residential development of the subject property. The proposal includes a mixture of single-family, two-unit, and four-unit structures. These are not expected to have a health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
The rezoning to district Master Planned Development (MPD) requires public engagement. A public engagement meeting was conducted by the applicant in compliance with the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?
The Long Range Planning Division reviewed the proposed development against the KC Spirit Playbook and the Red Bridge Area Plan. They stated the following regarding the KC Spirit Playbook, "This project does not align with the following Playbook goals, as the majority of the housing, except for the single family, does not allow for aging in place or people with disabilities, though it does provide a variety of price point housing for economic diversity.

It also does not make provisions to protect the old growth trees or note that there are any green development considerations. However, this project does align with the Connected City Goal via the connected streets, the siting of the front facing buildings that embrace the street, rear loaded parking and garages that do not have multiple access points over sidewalks that are safer for pedestrians, and pedestrian walkways that connect with a public sidewalk.”
- Susan Cronander

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

Total Number of Units 174 units
Number of Affordable Units [Click or tap here to enter text.](#)

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

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
[Click or tap here to enter text.](#)

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

No(Press tab after selecting)

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

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



File #: 241089

ORDINANCE NO. 241089

Sponsor: Director of City Planning and Development Department

Approving the petition to add property to the Metro North Crossing Community Improvement District, generally bounded by Northwest 88th Street on the north, Northwest Barry Road on the south, North Baltimore Avenue on the east, and North Summit Street on the west, in Kansas City, Clay County, Missouri; and directing the City Clerk to report the amendment of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

WHEREAS, the Metro North Crossing Community Improvement District (“District”) was approved and established for a term of twenty years by Committee Substitute for Ordinance No. 170975; and

WHEREAS, Ordinance No. 170975 determined the District was in a blighted area; and

WHEREAS, pursuant to RSMo., Section 67.1441.2, a petition to add property to the District has been submitted (“Petition”); and

WHEREAS, the District’s board of directors consents to approval of the Petition; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the petition to add property (“Petition”) to the Metro North Crossing Community Improvement District (“District”) in accordance with Section 67.1441.2 of the Missouri Community Improvement District Act (“Act”), which is attached to this Ordinance as Exhibit 1, is hereby approved in its entirety.

Section 2. That the District shall continue to have all the powers and authority authorized by the Petition, the Act, and by law, including those additional powers for districts in a blighted area, and shall continue to exist for the period set by its original petition.

Section 3. That the City Clerk is hereby directed to report the addition of property to the District to the Missouri Department of Economic Development and state auditor.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241089

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving the Petition to amend the Metro North Crossing Community Improvement District, generally bounded by Northwest 88th Street on the north, Northwest Barry Road on the south, North Baltimore Avenue on the east, and North Summit Street on the west, in Kansas City, Clay County, Missouri; and directing the City Clerk to report the amendment of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Discussion

This ordinance will approve the petition to amend the boundaries of the Metro North Crossing CID. This would add one property to the CID, 400 C NW Barry Road, which is most likely known as the site of Macy's.

Fiscal Impact

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

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Mailing costs are immaterial, and vary depending on the district.

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

170975 - Approving the petition to establish the Metro North Crossing CID.

Service Level Impacts

This ordinance will have no impact on existing service levels.

Other Impacts

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

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

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

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 241090

RESOLUTION NO. 241090

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Red Bridge Area Plan by amending the proposed Land Use Plan and Map from residential low density to residential medium density on about 13.43 acres for the parcels east of Holmes Road bounded between E. 115th Street on the north and E. 117th Street on the south, beginning at the east right-of-way line of Holmes Road and extending east 377 feet at E. 117th Street, 518 feet at the widest point, and 423 feet at E. 115th Street. (CD-CPC-2024-00133)

WHEREAS, on March 2, 2017, the City Council by Resolution No. 170125 adopted the Red Bridge Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Red Bridge Area Plan and Map as it affects that area of approximately 13.43 acres generally located east of Holmes Road bounded between E. 115th Street on the north and E. 117th Street on the south, beginning at the east right-of-way line of Holmes Road and extending east 377 feet at E. 117th Street, 518 feet at the widest point, and 423 feet at E. 115th Street by changing the recommended land use from residential low density to residential medium density; and

WHEREAS, the City Plan Commission considered this amendment to the Red Bridge Area Plan on November 6, 2024; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on November 6, 2024, recommend approval of the proposed amendment to the Red Bridge Area Plan to the City Council; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Red Bridge Area Plan is hereby amended as to the recommended land use for that area of about 13.43 acres east of Holmes Road bounded between E. 115th Street on the north and E. 117th Street on the south, beginning at the east right-of-way line of Holmes Road and extending east 377 feet at E. 117th Street, 518 feet at the widest point, and 423 feet at E. 115th Street by changing the recommended land use from residential low density to residential medium density.

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

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

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241090

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving an area plan amendment to the Red Bridge Area Plan from Residential Low Density to Residential Medium Density on about 13.43 acres for the parcels east of Holmes Road bounded between E 115th St. on the North and E 117th St on the south, beginning at the east right-of-way line of Holmes Road and extending east between 377 feet at E 117th St, 518 feet at the widest point and 423 feet at E 115th street. (CD-CPC-2024-00133)

Discussion

The proposed project consists of a rezoning to district MPD and area plan amendment. The proposed area plan amendment is split to allow for a buffer area to the east of the property where lower density neighborhoods are located. Exhibit A shows where the split amendment is defined.

At the City Plan Commission meeting, the Commission heard presentations from staff and the applicant and took public testimony. There were various members of the public in opposition to the project with concerns ranging from landscaping, density, public improvements, and architectural materials for the proposed development. Public engagement as required by the Zoning and Development Code was completed on October 29, 2024.

The companion rezoning to district MPD and preliminary development was also considered during the Commission meeting. The details for the companion case are addressed in a separate docket memo.

The City Plan Commission recommended Approval of the Area Plan Amendment.

Fiscal Impact

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

2. What is the funding source?
Not applicable as this is a resolution authorizing an amendment to the Red Bridge Area Plan.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a resolution authorizing an amendment to the Red Bridge Area 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 a resolution authorizing an amendment to the Red Bridge Area Plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a resolution authorizing an amendment to the Red Bridge Area Plan.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Not Applicable

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

Not applicable.

Service Level Impacts

Not applicable

Other Impacts

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

This is a resolution authorizing an amendment to the Red Bridge Area Plan, the companion rezoning case will address this question.

[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 #: 241091

RESOLUTION NO. 241091

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Midtown/Plaza Area Plan on about 0.16 acres generally located on East 34th Street between Gillham Road and Holmes Street by changing the recommended land use from residential low density to mixed use neighborhood. (CD-CPC-2024-00162)

WHEREAS, on January 7, 2016, the City Council by Resolution No. 150899 adopted the Midtown/Plaza Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Midtown/Plaza Area Plan as it affects about 0.16 acres generally located on East 34th Street between Gillham Road and Holmes Street by changing the recommended land use from residential low density to mixed use neighborhood; and

WHEREAS, the City Plan Commission considered this amendment to the Midtown/Plaza Area Plan on December 4, 2024; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on December 4, 2024, recommend approval of the proposed amendment to Midtown/Plaza Area Plan to the City Council; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Midtown/Plaza Area Plan is hereby amended as to the recommended land use for that area of approximately 0.16 acres generally located on East 34th Street between Gillham Road and Holmes Street by changing the recommended land use from residential low density to mixed use neighborhood.

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

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

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241091

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving an amendment to the Midtown/Plaza Area Plan from Residential Low Density to Mixed Use Neighborhood on about 0.16 acres generally located on East 34th Street between Gillham Road and Holmes Street. (CD-CPC-2024-00162)

Discussion

The applicant is requesting approval of an area plan amendment to the Midtown/Plaza Area Plan from Residential Low Density to Mixed Use Residential. The property is located in a mainly residential area, however based on historical photos of the existing structures (attached to the Staff Report) the use of the property has always been intended to be commercial. The proposed area plan amendment adheres to the Midtown/Plaza Area Plan. The mixed-use neighborhood designation most appropriately corresponds to the B1 zoning. The application was heard at the 12/04/2024 City Plan Commission meeting. A representative of the neighborhood association spoke in support of the application. The proposal was recommended for approval without conditions.

There is a companion rezoning without plan (CD-CPC-2024-00161) request to rezone from district R-1.5 to district B1-1. The discussion for this case is attached to the docket memo for the ordinance.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a resolution authorizing an amendment to the Midtown/Plaza Area Plan.
3. How does the legislation affect the current fiscal year?

Not applicable as this is a resolution authorizing an amendment to the Midtown/Plaza Area 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 a resolution authorizing an amendment to the Midtown/Plaza Area Plan.

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

Not applicable as this is a resolution authorizing an amendment to the Midtown/Plaza Area Plan.

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)

Resolutions have 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

14876-SU - Approved a special use permit to allow an existing mixed-use building to be used for Neighborhood-serving Retail in District R-1.5, approved on 10/24/2017.

Service Level Impacts

No service lever impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a resolution authorizing an amendment to the Midtown/Plaza Area Plan.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement is required for rezoning requests, the applicant held a public engagement meeting on 11/25/2024 in compliance with the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a resolution authorizing an amendment to the Midtown/Plaza Area Plan.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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

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

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

No(Press tab after selecting)

N/A

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

No(Press tab after selecting)



File #: 241092

ORDINANCE NO. 241092

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.16 acres generally located at East 34th Street between Gillham Road and Holmes Street from District R-1.5 to District B1-1 to allow for commercial uses. (CD-CPC-2024-00161)

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-1460, rezoning an area of approximately 0.16 acres generally located at East 34th Street between Gillham Road and Holmes Street from District R-1.5 (Residential 1.5) to District B1-1 (Neighborhood Business 1 (Dash 1)), said section to read as follows:

Section 88-20A-1460. That an area legally described as:

Tract 1:

All of Ownership Interest No. 2, as said interest is created and defined by the Declaration dated June 25, 1948, and filed June 28, 1948, under Document No. A924558 in Book B4246 at Page 185, in the premises legally described as follows:

That part of the Southeast Quarter of Section 17, Township 49, Range 33, described as follows: Beginning at a point in the East line of Gillham Road which is 451.3 feet West and 200 feet South of the Northeast corner of the East Half of the South Half of the North Half of the Southwest Quarter of the Southeast Quarter of Section 17; running thence East 104 feet; thence South 55.8 feet; thence West 104 feet to the East line of Gillham Road; thence North 55.8 feet to the point of beginning, Kansas City, Jackson County, Missouri, except any part in roads.

Tract 2:

Beginning 185 feet West and 200 feet South of the Northeast corner of the East Half of the South Half of the North Half of the Southwest Quarter of the Southeast Quarter of Section 17, Township 49, Range 33; thence South 55 feet; thence West 162.3 feet; thence North 59.8 feet; thence East 30 feet; thence South

4 feet; thence East 132.3 feet to beginning in Kansas City, Jackson County, Missouri

AND

8 square feet of land described as follows: Beginning at a point 315.3 feet West and 196 feet South of the Northeast corner of the East Half of the South Half of the North Half of the Southwest Quarter of the Southeast Quarter of Section 17, Township 49, Range 33; thence West 2 feet; thence South 4 feet; thence East 2 feet; thence North 4 feet to point of beginning in Kansas City, Jackson County, Missouri

AND

Beginning at a point 185 feet West and 200 feet South of the Northeast corner of the East Half of the South Half of the North Half of the Southwest Quarter of the Southeast Quarter of Section 17, Township 49, Range 33, same being a point on the West line of Holmes Street 200 feet South of the center of 33rd Street; thence West parallel with the center line of 33rd Street, 130.3 feet; thence North 4 feet; thence West parallel with the center line of 33rd Street, 32 feet; thence North 10 feet; thence East parallel with the center line of 33rd Street, 32 feet; thence South 4 feet; thence East parallel with the center line of 33rd Street, 130.3 feet to a point on the West line of Holmes Street; thence South along the West line of Holmes Street, 10 feet to the point of beginning, in Kansas City, Jackson County, Missouri

AND

Part of the Southwest Quarter of the Southeast Quarter of Section 17, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point on the West right of way line of Holmes Street that is 230 feet South of the South right of way line of 33rd Street, as both streets are now established; thence West parallel with the North right of way line of 34th Street, as now established, 88.3 feet; thence South parallel with the West right of way line of said Holmes Street, 50.8 feet to the North right of way line of said 34th Street; thence East along said North right of way line, 88.3 feet to the West right of way line of said Holmes Street; thence North along said West right of way line, 50.8 feet to the point of beginning.

Except that part described as follows: Part of the Southwest Quarter of the Southeast Quarter of Section 17, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Northwest corner of 34th Street and Holmes Street; thence North 115.8 feet; thence West approximately 115 feet or to privacy fence; thence South 65 feet; thence East 26.7 feet; thence South 50.8 feet; thence East 88.3 feet to the point of beginning.

604 E. 34th St.; 29-840-22-07-00-0-00-000

The land that is part of the South one half (1/2) of the North one half (1/2) of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section 17, Township 49, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point 317.3 feet West and 255 feet South of the Northeast corner of the South one half (1/2) of the North one half (1/2) of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section 17; Thence South 50.8 feet to the North line of 34th Street; Thence West 30 feet; Thence North 50.8 feet; Thence East 30 feet to beginning.

608 E. 34th St. and 612 E. 34th St.; 29-840-22-08-00-0-00-000

Section 17, Township 49, Range 33; Beginning 230 feet South & 88.3 feet West of the Southwest corner of 33rd and Holmes Street: Thence South 50.8 feet, thence West 44 feet, thence North 50.8 feet, thence East 44 feet to the point of beginning.

is hereby rezoned from District R-1.5 (Residential 1.5) to District B1-1 (Neighborhood Business 1 (Dash 1)), all as shown outlined on a map marked Section 88-20A-1460, 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 #: 241092

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a rezoning without plan from district R-1.5 (residential 1.5) to district B1-1 (commercial 1) on about 0.16 acres generally located on East 34th Street between Gillham Road and Holmes Street. (CD-CPC-2024-00161)

Discussion

The applicant is requesting approval of a rezoning without plan from district R-1.5 to district B1-1. The property is located in a mainly residential area, however based on historical photos of the existing structures (attached to the Staff Report) the use of the property has always been intended to be commercial. The proposed zoning district allows for uses that are typically found in a neighborhood setting and contributes to the comfort and convenience of the public. The application was heard at the 12/04/2024 City Plan Commission meeting. A representative of the neighborhood association spoke in support of the application. The proposal was recommended for approval without conditions.

There is a companion area plan amendment (CD-CPC-2024-00162) request to amend the Midtown/Plaza Area Plan from Residential Low Density to Mixed Use Residential. The discussion for this case is attached to the docket memo for the Resolution.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing the rezoning of a property for future development.
3. How does the legislation affect the current fiscal year?

Not applicable as this is a zoning ordinance authorizing the rezoning of a property for future development.

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

Not applicable as this is a zoning ordinance authorizing the rezoning of a property for future development.

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

Not applicable as this is a zoning ordinance authorizing the rezoning of a property for future development.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

14876-SU - Approved a special use permit to allow an existing mixed-use building to be used for Neighborhood-serving Retail in District R-1.5, approved on 10/24/2017.

Service Level Impacts

No service lever impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance authorizing the rezoning of a property for future development.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement is required for rezoning requests, the applicant held a public engagement meeting on 11/25/2024 in compliance with the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a zoning ordinance authorizing the rezoning of a property for future development
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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

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

Please provide reasoning why not:

N/A

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

No(Press tab after selecting)

N/A

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

No(Press tab after selecting)



File #: 241093

ORDINANCE NO. 241093

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-516-06, Amendments to Development Plans or Project Plans, and enacting in lieu thereof a new section of like number and subject matter for the purpose of expanding the types of amendments that can be approved administratively. (CD-CPC-2024-00140)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Code of Ordinances is hereby amended by repealing Section 88-516-06-A, and enacting in lieu thereof new section of like number and title, with said new section to read as follows:

88-516-06 AMENDMENTS TO DEVELOPMENT PLANS OR PROJECT PLANS

88-516-06-A. MAJOR AMENDMENTS

1. Major amendments to approved development plans or project plans must be reviewed and approved in accordance with the development plan or project plan review procedures of this ordinance. Major amendments to development plans or project plans include one or more changes, in cumulative total (when compared to the original plan approval), that would:
 - a. increase building coverage by more than 10%;
 - b. increase the total floor area by more than 10%;
 - c. increase building height by more than 10% or 15 feet in all zoning districts except M, whichever is less;
 - d. increase building height by more than 10% in an M zoning district within 500 feet of a R zoning district;
 - e. increase the total impervious surface coverage by more than 10% or 10,000 square feet in an M zoning district within 500 feet of an R zoning district, whichever is less;
 - f. increase the total impervious surface coverage by more than 10% in a M zoning district for properties not within 500 feet of a R zoning district;

- g. increase the total impervious surface coverage by more than 10% in all other zoning districts.
- h. result in extensive site modification involving location of buildings, razing, and reconstruction of approved uses;
- i. increase the number of dwelling units by more than 10%; or
- j. result in any other change that the city planning and development director determines will have impacts that warrant full review of the application in accordance with the development plan review procedures.

88-516-06-B. MINOR AMENDMENTS

Any application for an amendment to an approved development plan or project plan that does not meet the criteria for a major amendment will be considered a minor amendment. Minor amendments may be approved by the city planning and development director. A minor amendment may include a change in an approved phasing plan.

88-516-06-C. PLAN AMENDMENT – MULTIPLE OWNERS

In the case of a plan amendment with multiple owners, a single property owner may initiate the application to amend the plan if:

1. The amendment to the plan does not adversely affect the remaining parcels within the plan boundaries as to density, parking, setbacks, or other similar factors as provided in the rules and regulations of the city plan commission; and
2. The applicant property owner has notified all other property owners within the plan boundaries, in the form and manner adopted by the city plan commission and by certified mail, and has received no written objection to such amendment within 30 days after the date such notice is mailed.

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241093

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

Proposing an amendment to the Major Amendment Criteria located in Section 88-516-06-A of the Zoning and Development Code.

Discussion

City Planning and Development Staff is proposing a periodic review amendment to the Major Amendment Criteria located in Section 88-516-06-A of the Zoning and Development Code. The Code distinguishes between a minor amendment (requiring an administrative review) and a major amendment (requiring public engagement and a recommendation by the City Plan Commission and final decision from City Council).

The proposed amendment removes the square footage cap from the building coverage and total floor area requirements. It increases the allowed building height maximum increase from 6 feet to 15 feet in all zoning districts except manufacturing districts and limits building height maximums for manufacturing districts based on proximity to residential zoning districts. Additionally, the amendment provides a distinction to the allowed increase in impervious surface based on proximity to residential districts.

Staff held a public engagement meeting on November 12, 2024 and made the proposed amendments available online for 30 days. At the City Plan Commission hearing, there was public testimony in opposition to changes to the building height and impervious surface criteria. The City Plan Commission recommended approval of the proposed amendments with a 5-1 vote.

Fiscal Impact

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

Not applicable as this is a periodic review regarding the Major Amendment Criteria of the Zoning and Development Code.

3. How does the legislation affect the current fiscal year?
Not applicable as this is a periodic review regarding the Major Amendment Criteria of the Zoning and Development Code.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is a periodic review regarding the Major Amendment Criteria of the Zoning and Development Code.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a periodic review regarding the Major Amendment Criteria of the Zoning and Development Code.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

There is 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

Ordinance No. 231047 – Periodic Review for multiple amendments to the zoning and development code which included the Major Amendment Criteria. The Major Amendment Criteria was removed from the original ordinance to allow two of the four criteria to receive approval.

Service Level Impacts

Not applicable as this is a periodic review regarding the Major Amendment Criteria of the Zoning and Development Code.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a periodic review regarding the Major Amendment Criteria of the Zoning and Development Code.
2. How have those groups been engaged and involved in the development of this ordinance?
Standard protocol for periodic review text amendments is to post drafts to the City's website approximately 30 days in advance of the City Plan Commission hearing. This protocol was followed. The website provides a feedback form and to date no feedback has been received. Additionally, staff held a public engagement meeting on November 12, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a periodic review regarding the Major Amendment Criteria of the Zoning and Development Code.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 241095

ORDINANCE NO. 241095

Sponsor: Director of Law Department

Accepting an additional \$10,685.00 for a 3-month extension from the Victims of Crime Act (VOCA) grant funded, by the U.S. Department of Justice, and passed through the State of Missouri’s Department of Public Safety to support the work of the City’s Prosecutor’s Office; estimating and appropriating \$10,685.00 in the General Grants Fund; authorizing the City Attorney to enter into a subaward grant agreement in connection with this grant; the Law Department is hereby designated requisitioning authority.

WHEREAS, the U.S. Department of Justice, Office on Victims of Crime Administrators passed grant dollars to the State of Missouri’s Department of Public Safety for 2024, and the City has previously appropriated required matching funds required in Account No. 25-2470-132000-A; and

WHEREAS, the Law Department, through the Prosecutor’s Office Domestic Violence Program staff, will be the project administrator for this grant; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That revenue in the amount of \$10,685.00 is hereby estimated in the following account of the General Grants Fund:

25-2580-130001-471240-G13VOCA21	Victims of Crime Act	\$10,685.00
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Section 2. That the sum of \$10,685.00 is hereby appropriated from the Unappropriated Fund Balance of the General Grants Fund to the following account:

25-2580-135701-A-G13VOCA21	Victims of Crime Act	\$10,685.00
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Section 3. Authorizing the City Attorney to enter into a \$10,685.00 3-month extension agreement with the State of Missouri’s Department of Public Safety to govern the management of the VOCA grant.

Section 4. That the Law Department is hereby designated requisitioning authority for Account No. 2580-135701-A.

..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:

Brianna Zavadil
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241095

Submitted Department/Preparer: Law

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

Ordinance to allow the City to accept an additional \$10,685.00 from the VOCA grant.

Discussion

This ordinance will allow the City to accept a grant funding of \$10,685.00 from the VOCA grant. The City has previous approved accepting funds for the grant for the 2021 fiscal year. This is an extens

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
General Grants Fund - 25-2580-130001-471240-G13VOCA21
3. How does the legislation affect the current fiscal year?
Increase in grant appropriations and and grant revenue estimate.
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?
The legislation leverages funding from The Missouri Department of Public Safety.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Public Safety (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Engage the community and community partners to reimagine the system of public safety with a focus on evidence-based approaches for crime prevention, treatment of mental health, emergency response time, and the criminal justice system.
 - Focus on violence prevention among all age groups, placing an emphasis on youth.
 - Increase fairness, justice, and responsiveness of our municipal criminal justice system to support the best possible outcome for offenders and victims of crime.
 - Reduce recidivism through prevention, deterrence, including detention, and re-entry services.
 - Enhance employee recruitment, succession planning, and retention in the police and fire departments with a continued emphasis on diversity.
 -

Prior Legislation

Renewal VOCA grant award 2025

Service Level Impacts

This proposed legislation for additional grant award will allow for the City to employ staff for the domestic violence unit. This will allow for better services to victims of domestic violence as well as more effective and efficient prosecution of domestic violence related crimes.

Other Impacts

1. What will be the potential health impacts to any affected groups?

Domestic Violence is a Public Health in that it is widespread causing a threat to the health and safety of a large proportion of the population and can have lasting consequences for the physical and psychological health of survivors, families, and society.

This proposed legislation for grant renewal will allow for the City to employ three domestic violence advocates and one domestic violence prosecutor. This will allow for better services to victims and survivors of domestic violence as well as more effective and efficient prosecution of domestic violence related crimes.

2. How have those groups been engaged and involved in the development of this ordinance?

Click or tap here to enter text.

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

Click or tap here to enter text.

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

No (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:
No.

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)



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241095

Submitted Department/Preparer: Law

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 Attorney to enter into a \$10,685.00 3-month extension agreement with the State of Missouri's Department of Public Safety to govern the management of the Victim's of Crime Act (VOCA) grant funded by the US Department of Justice. This ordinance estimates and appropriates \$10,685.00 in the General Grants Fund.

Discussion

The U.S. Department of Justice, Office on Victims of Crime Administrators passed grant dollars to the State of Missouri's Department of Public Safety for 2024, and the City has previously appropriated required matching funds required in Account No. 25-2470-132000-A.

The Law Department, through the Prosecutor's Office Domestic Violence Program staff, will be the project administrator for this grant Accepting an additional \$10,685.00 for a three-month extension from the VOCA grant to support the work of the City's Prosecutor's Office.

The passage of this ordinance will allow for the City to employ three domestic violence advocates and one domestic violence prosecutor.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Missouri Department of Public Safety.
3. How does the legislation affect the current fiscal year?

No effect.

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?
The legislation leverages funding from The Missouri Department of Public Safety.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

Renewal VOCA grant award 2025

Service Level Impacts

This proposed legislation for additional grant award will allow for the City to employ staff for the Prosecutor's Domestic Violence Unit. This will allow for better services to victims of domestic violence as well as more effective and efficient prosecution of domestic violence related crimes.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Domestic Violence is a Public Health and Safety issue in that it is widespread causing a threat to the health and safety of Kansas City citizens and can have lasting consequences for the physical and psychological health of survivors, families, and society.

This proposed legislation will allow for better services to victims and survivors of domestic violence as well as more effective and efficient prosecution of domestic violence related crimes.
2. How have those groups been engaged and involved in the development of this ordinance?
Not Applicable.
3. How does this legislation contribute to a sustainable Kansas City?
This Ordinance furthers the need for Domestic Violence Prosecution without drawing from the City's budget as it is grant funded.
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 #: 240919

ORDINANCE NO. 240919

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 7 acres in District O-1 generally located at 12940 Wornall Road to allow for a residential mixed-use development. (CD-CPC-2024-00108)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District O-1 generally located at 12940 Wornall Road, and more specifically described as follows:

A tract of land situate in the Township of Kaw, Sections 17 & 18, Township 47 North, Range 33 West, Jackson County, Mississippi, known as being Tracts 1, 2, 3, 4, and 5 of the Blue Hills Retirement Center as shown on Document No. K709805 in Plat Book 36, Page 72, and being further bounded and described as follows: Beginning at an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560" at the intersection of Aylett Rutherford and Eustler LS 1560" at the intersection of at the intersection of the North right-of-way of Blue Ridge Boulevard (a public right-of-way) and the West right-of-way of Wornall Road (a public right-of-way), said point being located N 42°51'36" W, 72.93' from 1/2" iron rebar marking the Southeast Corner of the Southwest 1/4 of the Southwest 1/4 of section 17; thence along the North right-of-way of Blue Ridge Boulevard, N 85°45'12" W, for a distance of 1351.33' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; thence leaving said right-of-way along the KS LS-776 SK&W MO LS-2057"; thence leaving said right-of-way along the; thence leaving said right-of-way along the Blue Hills South Subdivision (Book 33, Page 92) N 36°16'32" E, for a distance of 130.95' to an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560"; thence N 48°55'44" E, for a distance Aylett Rutherford and Eustler LS 1560"; thence N 48°55'44" E, for a distance; thence N 48°55'44" E, for a distance of 284.58' to a 3/8" iron rebar; thence N 55°20'46" E, for a distance of 274.48' to a 1/2" iron rebar iron rebar; thence N 55°20'46" E, for a distance of 274.48' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; thence N 01°07'39" E, for a distance of 154.13' to a point; KS LS-776 SK&W MO LS-2057"; thence N 01°07'39" E, for a distance of 154.13' to a point; thence N 01°07'39" E, for a distance of 154.13' to a point; thence N 53°58'14" E, for a distance of 133.50' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO KS LS-776 SK&W MO LS-2057"; thence along the land conveyed to Blue Hills Country Club, S 34°51'38" E, for a distance of; thence

along the land conveyed to Blue Hills Country Club, S 34°51'38" E, for a distance of 264.25' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; thence S 85°35'33" E, for a KS LS-776 SK&W MO LS-2057"; thence S 85°35'33" E, for a; thence S 85°35'33" E, for a distance of 599.91' to an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560"; thence Aylett Rutherford and Eustler LS 1560"; thence; thence along the West right-of-way of Wornall Road S 03°21'07" W, for a distance of 519.25' to the point of beginning.

Containing 614,467 square feet (14.106 acres) of land, more or less, as surveyed by Timothy Leigh Fish, LS No. 2018005041 in August of 2023, for and on behalf of Millman Surveying, Inc. d.b.a. CBRE Land Surveying.

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
5. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
6. The developer shall combine Tracts 1-4 (500 W. Blue Ridge Boulevard, 450 Blue Ridge Boulevard, and 12940 Wornall Road) by General Warranty Deed and record with the county prior to a certificate of occupancy. A copy of the deed should be sent to lotmapping@kcmo.org upon completion of recording.
7. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

8. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
9. 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)
10. Fire Protection Systems shall be modified to fit the new plan.
11. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3). 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). 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) and shall provide fire lane signage on fire access drives. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
12. 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 (i.e., cul-de-sac, hammerhead Appendix D). (IFC-2018: § 503.2.5)
13. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
14. 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.
15. 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.
16. 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

17. 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.
18. 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.
19. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
20. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
21. Water/sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
22. All onsite water mains and fire hydrants shall be private.
23. The developer shall provide a storm drainage letter indicating that the total disturbed area for this project is less than 10,000 square feet and request an exception for the storm water management requirements for the site.
24. The developer shall work with the Kansas City Water Services Department to provide an indemnification agreement for the portion of the public sanitary sewer that is currently located beneath existing buildings prior to the issuance of any building permits.
25. The developer shall provide a signed and sealed letter from a Missouri professional engineer to request an exception to the City's stream buffer ordinance based on the current condition of the site and previous development prior to the adoption of the stream buffer ordinance.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240919

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a development plan on about 7 acres to allow for a residential mixed-use development in District O-1 generally located at 12940 Wornall Road. (CD-CPC-2024-00108)

Discussion

This development plan proposes the reuse of 3 existing buildings from a skilled nursing facility into 133 residential dwelling units and 594 square feet of commercial space. The buildings have been vacant for the last few years and the developer is proposing to change the use to multi-unit apartment buildings.

The site is not expected to change, except for remodeling of the buildings. 138 parking spaces are provided.

The CPC received written testimony, primarily concerned about existing traffic issues. The anticipated traffic for the proposed development wasn't enough to require a traffic impact study by Public Works.

CPC voted to recommend 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 a zoning ordinance authorizing physical development of a property by a private developer.
3. How does the legislation affect the current fiscal year?

Not applicable as this is a zoning ordinance authorizing physical development of a property by a private developer.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
There are no public improvements with the propose ordinance; therefore, there is not anticipated future fiscal impact on the City.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance 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?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development of new growth.
 - Increase and support local workforce development and minority, women, and locally owned businesses.
 - Create a solutions-oriented culture to foster a more welcoming business environment.

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

Prior Legislation

CD-CPC-2021-00068 - Ordinance 210552 - Approving a rezoning without plan from R-7.5 (Residential 7.5) to O (Office) to allow the change of use of an existing building from residential to a hospital along with renovation and expansion work on about 14.178 acres generally located at the northwest corner of W. Blue Ridge Boulevard and Wornall Road. Approved 7/27/2021

CD-SUP-2021-00022 - A request to approve a Special Use Permit to allow the change of use of an existing building from residential to a hospital along with renovation and expansion work on about 14.178 acres generally located at the northwest corner of W. Blue Ridge Boulevard and Wornall Road. Expired 7/13/2024

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
This ordinance will authorize 133 new residential units, providing housing in the city.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 133

Number of Affordable Units unknown

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

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

Please provide reasoning why not:

Private development project.

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 #: 241040

ORDINANCE NO. 241040

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 43 acres in District B3-3 generally located at the northeast corner of Northwest Old Tiffany Springs Road and Northwest Skyview Drive to allow for the creation of twelve lots and two tracts for a commercial development. (CD-CPC-2024-00118)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-3 (Community Business (Dash 3)) generally located at the northeast corner of Northwest Old Tiffany Springs Road and Northwest Skyview Drive and more specifically described as follows:

A tract of land in the Northwest Quarter of Section 6, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri being bounded and described as follows: At the southeast corner of the Northeast Quarter said Section 6; thence North 88° 57'01" West along the south line of said Northeast Quarter, 2,648.30 feet to the southwest corner of said Northeast Quarter, said point also being the southeast corner of the Northwest Quarter of said Section 6; thence North 88°56'40" West, along the south line of said Northwest Quarter, 122.16 feet; thence North 01°03'20" East, 48.00 feet to the point of beginning of the tract of land to be herein described, said point also being on the northerly right of way line of N.W. Tiffany Springs Road as established in Book 1089, at page 486 (said document established right of way for N.W. Tiffany Springs Road and N. Ambassador Road); thence westerly along said northerly right of way line the following ten courses: thence North 88°56'40" West, 1,152.61 feet; thence North 85°07'45" West, 270.47 feet; thence North 88°56'40" West, 205.57 feet; thence northwesterly along a curve to the right being tangent to the last described course with a radius of 36.00 feet, a central angle of 83°29'36" and an arc distance of 52.46 feet; thence northerly along a curve to the left having a common tangent with the last described course with a radius of 1,137.00 feet, a central angle '00°45'24" and an arc distance of 15.02 feet; thence South 84°02'39" West, 104.00 feet; thence southerly along a curve to the right having an initial tangent bearing of South 06°13'59" East with a radius of 1,033.00 feet, a central angle of 00°19'21" and an arc distance of 5.81 feet; thence southwesterly along a curve to the right having a common tangent with the last described course with a radius of 36.00 feet, a central angle of

96°57'59" and an arc distance of 60.93 feet; thence North 88°56'40" West, 450.03 feet; thence South 87°38'12" West, 134.99 feet to a point on the easterly right of way line of N.W. Skyview Avenue (Missouri Highway W) as established by Book 672 at page 680; thence northeasterly (departing aforesaid northerly right of way line of N.W. Tiffany Springs Road) along said easterly right of way line, the following four (4) courses: thence North 07°21'16" East, 17.70 feet; thence northerly along a curve to the right being tangent to the last described course with a radius of 1,085.92 feet, a central angle of 16°28'08" and an arc distance of 312.13 feet; thence North 66°10'36" West, 25.00 feet; thence North 23°49'24" East, 536.93 feet to a point on the southerly right of way line of N. Ambassador Road as established in Book 1145, at page 644 (said Document established right of way for N. Ambassador Road and N.W. Skyview Avenue); thence easterly (departing aforesaid easterly right of way line) along said southerly right of way line, along a curve to the left having an initial tangent bearing of South 75°38'22" East with a radius of 1,169.00 feet, a central angle of 07°22'16" and an arc distance of 150.39 feet to a point on the westerly right of way line of said N.W. Skyview Avenue as established by said Book 1145 at page 644; thence South 43°22'30" East, along said westerly right of way line, 38.61 feet; thence southerly along said westerly right of way line, along a curve to the left having an initial tangent bearing of South 03°45'13" East with a radius of 1,146.00 feet, a central angle of 13°21'50" and an arc distance 267.30 feet; thence South 17°07'03" East, along said westerly right of way line, 161.32 feet; thence North 72°52'57" East, along the southerly right of way line of said N.W. Skyview Avenue as established by said Book 1145 at page 644, 110.00 feet to the easterly right of way line of said N.W. Skyview Avenue as established by said Book 1145 at page 644; thence North 17°07'03" West, along said easterly right of way line, 161.32 feet; thence northerly along said easterly right of way line, along a curve to the right being tangent to the last described course with a radius of 1,036.00 feet, a central angle of 13°35'46" and an arc distance of 245.84 feet; thence North 43°25'52" East, along said easterly right of way line, 34.59 feet to a point on the southerly right of way line of said N. Ambassador Road as established by said Book 1145 at page 644; thence easterly along said southerly right of way line the following six (6) courses; thence easterly along a curve to the left having an initial tangent bearing of North 89°07'39" East with a radius of 1,152.00 feet, a central angle of 18°05'05" and an arc distance of 363.62 feet; thence North 71°02'33" East, 131.67 feet; thence southeasterly along a curve to the right being tangent to the last described course with a radius of 1,030.00 feet, a central angle of 84°28'24" and an arc distance of 1,518.57 feet; thence South 24°29'02" East, 30.34 feet; thence southeasterly along a curve to the right being tangent to the last described course with a radius of 970.00 feet, a central angle of 02°34'34" and an arc distance of 43.61 feet; thence South 12°11'38" East, 16.41 feet to a point on the westerly right of way line of N. Ambassador Road as established by aforesaid document recorded in Book 1089 at page 486; thence southerly along said westerly right of way line the following three (3) courses; thence continuing South 12°11'38" East, 105.60 feet; thence southerly along a curve to the right having an initial tangent bearing of South

14°41'18" East with a radius of 957.00 feet, a central angle of 10°32'00" and an arc distance of 175.94 feet; thence southwesterly along a curve to the right having a common tangent with the last described course with a radius of 36.00 feet, a central angle of 95°12'40" and an arc distance of 59.82 feet to the point of beginning. Containing 41.38 acres, more or less.

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The applicant shall submit a project plan to be approved administratively by the Director of City Planning and Development for each lot within the development. The project plan must conform to the adopted design guidelines approved with this development plan and include all submittal items as outlined by the director's minimal submittal requirements.
3. Prior to issuance of the certificate of occupancy for each lot within the plat, the developer shall submit an affidavit completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
6. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
7. Prior to recording the final plat the developer shall upload and secure approval of a street tree planting plan from the City Forester.
8. 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, by submitting a final plat for all lots created.

9. The applicant shall revise the plans to satisfy the Water Services Department corrections to revise the deviation note on the cover to request not installing the extension of approximately 750' of 12" DIP public water main with fire hydrants along N.W. Old Tiffany Springs Road between N.W. Skyview and the western property line. (The text in the note that this main extension would not serve this development is not accurate as the requested main extension provides a portion of the looped connection west toward the transmission main which when completed will improve the distribution system reliability and redundancy.)
10. All construction shall meet the requirements of the 2018 IBC, KCBRC and 2021 IECC.
11. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
12. 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)
13. Required Fire Department access roads shall be all-weather surfaces. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed) 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) 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) The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius (IFC-2018: § 503.2.4) and shall provide fire lane signage on fire access drives.
14. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
15. The developer shall 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 or recording of final plat, whichever may come first, for the residential portions of the development.
16. Ambassador Drive & Drive B: Construct a westbound left-turn lane with a minimum storage length of 200 feet plus an appropriate taper as per MUTCD. Old

Tiffany Springs Road & Drive C: Construct an eastbound left-turn lane with a minimum storage length of 200 feet plus an appropriate taper as per MUTCD.

17. 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.
18. 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.
19. The developer shall dedicate additional right-of-way and provide easements for N.W. Skyview Avenue as required by the adopted major street plan and/or Chapter 88 so as to provide a minimum of 60 feet of right-of-way as measured from the centerline, along those areas being platted.
20. 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.
21. 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.
22. 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.
23. 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.

24. 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.
25. 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.
26. 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.
27. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
28. The developer shall submit water main extension plans for the extension of approximately 750' of 12" DIP water main and fire hydrants along N.W. Old Tiffany Springs Road from N.W. Skyview Avenue to the western property limits. The water main extension shall follow all the Kansas City Water Services Department rules and regulations for water main extensions and shall be under contract (permitted) prior to building permit issuance.
29. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Kansas City Water Services Department, prior to issuance of any stream buffer permits.
30. The internal storm and water utilities located within private streets shall be private utility mains located within the utility and access easement and be covered by a covenant to maintain private utility mains.
31. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain.
32. The developer shall show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Kansas City Water Services Department.
33. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian

species within the buffer zones due to construction activities on the site, in accordance with Section 88-415 requirements.

34. The developer shall grant any BMP easements to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
35. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Kansas City Water Services Department.
36. 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.
37. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with Section 88-415 requirements.
38. 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.
39. The developer shall secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.
40. 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.

41. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or storm water detention area tracts, prior to recording the plat.
42. The developer shall provide covenants to maintain private storm sewer mains and water mains acceptable to the Kansas City Water Services Department for any private utility mains, prior to the issuance of any building permits.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241040

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a development plan on about 43 acres to allow for the creation of twelve (12) lots and two (2) tracts for a commercial development in District B3-3 (Commercial) generally located at the northeast corner of Northwest Old Tiffany Springs Road and Northwest Skyview Drive. (CD-CPC-2024-00118)

Discussion

The applicant is seeking approval of a Development Plan for an approximately 43-acre site within the existing B3-3 zoning district, located north of NW Old Tiffany Springs Road, between NW Skyview Avenue and North Ambassador Drive. The plan proposes to subdivide the unplatted parcel into 12 lots, with sizes ranging from 1.04 to 6.57 acres. While the Development Plan does not specify exact building footprints or locations, future development on these lots will undergo Project Plan review. Future Project Plan review will be conducted administratively by the City Planning and Development Department, ensuring compliance with the adopted Design Guidelines for Skyview Crossing.

The Development Plan shows street trees in compliance with the Zoning and Development Code. Future development on each lot must also comply with landscaping and screening standards per Section 88-425 of the Code and the Landscaping Guidelines within the Design Guidelines.

The proposed architectural materials and design elements within the design guidelines are consistent with adjacent developments. The architecture guidelines for Skyview Crossing establish standards for building form, facade composition, drive-thru facilities, gas pumps, roofing, signage, and screening.

Additionally, the Major Street Plan designates NW Old Tiffany Springs Road and NW Skyview Avenue as part of the Special Rapid Transit Corridor (SRTC), which will provide a vital future connection between the airport and downtown. Right-of-way and easements have already been secured along much of this corridor, including the south side of NW Old Tiffany Springs Road. The connection to the north will be preserved through the existing right-of-way on NW Skyview Avenue, located west of the development site. The developer will vacate this right-of-way through a separate application (CD-ROW-2024-00018) and easement via a Final Plat application.

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

2. Which CWBP goal is most impacted by this legislation?
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 for the referenced site.

Service Level Impacts

Not applicable as this is a zoning ordinance authorizing the development and use of a property.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance authorizing the development and use of a property.

2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is a zoning ordinance authorizing the development and use of a property.

3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a zoning ordinance authorizing the development and use of a property.

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

No (Press tab after selecting)

Not applicable as this is a zoning ordinance authorizing the development and use of a property.

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

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

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

Please provide reasoning why not:

Not applicable as this is a zoning ordinance authorizing the development and use of a property.

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

No(Press tab after selecting)

Not applicable as this is a zoning ordinance authorizing the development and use of a property.

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

No(Press tab after selecting)



File #: 241041

ORDINANCE NO. 241041

Sponsor: Director of City Planning and Development Department

Vacating an approximately 83,000-square foot area of unimproved right-of-way in District B3-3 generally located on Northwest Skyview Avenue between North Ambassador Drive and Northwest Old Tiffany Springs Road and directing the City Clerk to record certain documents. (CD-ROW-2024-00018)

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 24th day of June, 2024, a petition was filed with the City Clerk of Kansas City by Matthew Kist for the vacation of right-of-way in the Northwest Quarter of Section 6, Township 51 North, Range 33 West, in the City of Kansas City, Platte County, Missouri, being more particularly described as follows, prepared on June 21, 2024 by John B. Young, PLS-2006016647: Commencing at the southwest corner of said Northwest Quarter, thence North 00°19'05" East along the west line of said Northwest Quarter, 45.00 feet to the north right-of-way line of N.W. Old Tiffany Springs Road, as now established; thence North 89°05'31" East along said north right-of-way line, 17.12 feet to the point of beginning; thence on a curve to the right, having an initial tangent bearing North 06°15'02" East, a radius of 1221.43 feet and an arc length of 377.96 feet; thence South 66°10'36" East, 25.00 feet; thence North 23°49'24" East, 532.45 feet to the south right-of-way line of N. Ambassador Drive, as now established; thence South 69°49'45" East along said south right-of-way line, 70.00 feet; thence South 23°49'24" West, 536.93 feet; thence South 66°10'36"

East, 25.00 feet; thence on a curve to the left, having an initial tangent bearing South 23°48'03" West, a radius of 1,091.90 feet and an arc length of 329.84 feet to said north right-of-way line of N.W. Old Tiffany Springs Road; thence North 89°08'06" West along said north right-of-way line, 120.63 feet to the point of beginning, containing 79,785 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 right-of-way in the Northwest Quarter of Section 6, Township 51 North, Range 33 West, in the City of Kansas City, Platte County, Missouri, being more particularly described as follows, prepared on June 21, 2024 by John B. Young, PLS-2006016647: Commencing at the southwest corner of said Northwest Quarter, thence North 00°19'05" East along the west line of said Northwest Quarter, 45.00 feet to the north right-of-way line of N.W. Old Tiffany Springs Road, as now established; thence North 89°05'31" East along said north right-of-way line, 17.12 feet to the point of beginning; thence on a curve to the right, having an initial tangent bearing North 06°15'02" East, a radius of 1221.43 feet and an arc length of 377.96 feet; thence South 66°10'36" East, 25.00 feet; thence North 23°49'24" East, 532.45 feet to the south right-of-way line of N. Ambassador Drive, as now established; thence South 69°49'45" East along said south right-of-way line, 70.00 feet; thence South 23°49'24" West, 536.93 feet; thence South 66°10'36" East, 25.00 feet; thence on a curve to the left, having an initial tangent bearing South 23°48'03" West, a radius of 1,091.90 feet and an arc length of 329.84 feet to said north right-of-way line of N.W. Old Tiffany Springs Road; thence North 89°08'06" West along said north right-of-way line, 120.63 feet to the point of beginning, containing 79,785 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 deemed necessary by Spectrum at applicant's expense and dedicate a new easement as required by Spectrum.
2. The applicant shall relocate facilities if deemed necessary by Evergy at applicant's expense and dedicate a new easement 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.

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 #: 241041

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 83,000-square foot area of unimproved right-of-way in Zoning District B3-3 generally located on Northwest Skyview Avenue between North Ambassador Drive and Northwest Old Tiffany Springs Road and directing the City Clerk to record certain documents. (CD-ROW-2024-00018)

Discussion

The proposed vacation is currently an unimproved portion of right-of-way that was intended to be the site for Northwest Skyview Avenue. Northwest Skyview Avenue was later realigned about 500 feet to the east, where Northwest Skyview Avenue is now fully built. The right-of-way lies between two unplatted properties: one unaddressed parcel to the west and 9200 North Ambassador to the east. The proposed vacation has a companion development plan, Skyview Crossing at Tiffany Springs, which will create twelve lots and two tracts for the purpose of a commercial development (CD-CPC-2024-00118).

The objective of this vacation request is to support the creation of the proposed Skyview Crossing at Tiffany Springs Development Plan. If the proposed vacation is approved, the applicant will record a fifty-foot easement in place of the right-of-way for the rapid transit corridor. There is no public infrastructure within the right-of-way. Spectrum and Evergy currently have infrastructure/facilities within the right-of-way and the applicant will be required to retain an easement for both or relocate facilities at the applicant's expense.

Staff recommended approval with conditions. There was no public testimony regarding this case before the City Plan Commission. City Plan Commission voted to recommend 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 direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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

No prior legislation.

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)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Not applicable as this is an 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 #: 241054

ORDINANCE NO. 241054

Sponsor: Director of City Planning and Development Department

Rezoning an area of about .37 acres generally located at 629 W. 39th Street from District UR to District B3-2 so the site can be redeveloped. (CD-CPC-2024-00148)

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-1457, rezoning an area of about .37 acres generally located at 629 W. 39th Street from District UR (Urban Redevelopment) to District B3-2 (Community Business) so the site can be redeveloped, said section to read as follows:

Section 88-20A-1457. That an area legally described as:

South Roanoke, w 5 ft, Lot 8 & all Lot 9.

South Roanoke, e 45 ft Lot 8.

is hereby rezoned from UR (Urban Redevelopment) to District B3-2 (Community Business), all as shown outlined on a map marked Section 88-20A-1457, 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 #: 241054

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 .37 acres generally located at 629 W 39th St from District UR (Urban Redevelopment) to District B3-2 (Community Business) so the site can be redeveloped.

Discussion

The site was rezoned from B3-2 to UR in 2017 and the development approved by Ordinance 170939 was never acted upon per 88-516-07, thus the plan has expired and there are no vested rights. For development to occur on the subject site, the property needs to be rezoned or a major amendment to the previously approved development plan needs to occur.

City Council Key Points

- Rezoning from UR to B3-2 so the site can be redeveloped.
- The property owner proposes to use the site for parking and potential drive-through components related to a marijuana dispensary facility on an adjacent parcel.
- City staff recommended Approval.
- There was public testimony for in favor and opposed to the proposed rezoning.
- City Plan Commission recommended Approval.

Fiscal Impact

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

3. How does the legislation affect the current fiscal year?
Not applicable - as this is an ordinance authorizing a rezoning
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
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
The proposed rezoning authorizes the subject site to be redeveloped, 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 direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

14872UR: EXPIRED

Rezoning approximately 0.33 acres generally located at 629-631 W. 39th St from District B3-2 to District UR and approving a development plan for 45 multi-family residential units. (ORD 170939)

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable - as this is an ordinance authorizing a rezoning.
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 10/22/2024. 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?
N/A
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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 #: 241056

ORDINANCE NO. 241056

Sponsor: Director of City Planning and Development Department

Vacating an approximately 30,000-square-foot section of improved street right-of-way in District M1-5/US (Manufacturing/Underground Space) generally located along North Winchester Drive south of Northeast Parvin Road; and directing the City Clerk to record certain documents. (CD-ROW-2024-00024)

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 22nd day of August, 2024, a petition was filed with the City Clerk of Kansas City by Jacob Hodson for the vacation of all of N. Winchester Avenue right-of-way established by Hunt Midwest Commerce Center District III - Second Plat, a subdivision of land in the Southeast Quarter of Section 4, Township 50 North, Range 32 West of 5th Principal Meridian in Kansas City, Clay County, Missouri recorded March 17, 2020 as Instrument Number 2020008185 in Book I at Page 96.2 in the Office of Recorder of Deeds, Clay County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as right-of-way vacation as follows: Beginning at the Northwest corner of said N. Winchester Avenue, also being the Northeast corner of Lot 1 of said Hunt Midwest Commerce Center District III - Second Plat, and also being a point on the Existing Southerly right-of-way line of NE. Parvin Road, as now established; thence South 66°02'06" East, on the Existing Northerly right-of-way line of said N. Winchester Avenue and said Existing Southerly right-of-way line, 160.00 feet to the Northeast corner of said N. Winchester Avenue, also being the Northwest corner of Lot 3 of said Hunt

Midwest Commerce Center District III - Second Plat; thence leaving said Existing Southerly right-of-way line, Westerly on the Existing Easterly right-of-way line of said N. Winchester Avenue, also being the Westerly line of said Lot 3, on a curve to the left having an initial tangent bearing of North 66°02'06" West with a radius of 50.00 feet, a central angle of 90°00'00" and an arc distance of 78.54 feet; thence South 23°57'54" West, on said Existing Easterly right-of-way line and said Westerly line, 284.27 feet; thence Southerly, on said Existing Easterly right-of-way line and said Westerly line, on a curve to the left being tangent to the last described course with a radius of 27.50 feet, a central angle of 61°40'19" and an arc distance of 29.60 feet; thence Southerly, on said Existing Easterly right-of-way line and said Westerly line, on a curve to the right having an initial tangent bearing of South 37°43'23" East with a radius of 50.50 feet, a central angle of 61°41'26" and an arc distance of 54.37 feet to the Southwest corner of said Lot 3, also being the Southeast corner of said N. Winchester Avenue and also being a point on the Northerly line of Lot 2A-2, of Tract A-1, A-2, A-3 & Lot 2A-1 & 2A-2 Hunt Midwest Commerce Center District III - Second Plat & Hunt Midwest Commerce Center District III – First Plat certificate of survey, a Minor Subdivision Type 2 Lot Split recorded June 10, 2024 as Instrument Number 2024012548 in Book J at Page 45.2 in said Office of Recorder of Deeds, Clay County, Missouri; thence Northwesterly, on said Northerly line, also being the Existing Southerly right-of-way line of said N. Winchester Avenue, on a curve to the right, being tangent to the last described course, having a radius of 50.50 feet, a central angle of 180°00'15" and an arc distance of 158.65 feet to the Southwest corner of said N. Winchester Avenue, also being the Southeast corner of said Lot 1; thence along a line non-tangent to said curve, leaving said Northerly line, North 23°57'54" East, on the Easterly line of said Lot 1, also being the Existing Westerly right-of-way line of said N. Winchester Avenue, a distance of 352.93 feet; thence Northerly, on said Easterly line and said Existing Westerly right-of-way line on a curve to the left being tangent to the last described course with a radius of 50.00 feet, a central angle of 90°00'00" and an arc distance of 78.54 feet to the Point of Beginning. Containing 30,839 square feet or 0.71 acres, more or less. All lying above the top of Winterset Ledge of Limestone Rock, 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 of N. Winchester Avenue right-of-way established by Hunt Midwest Commerce Center District III - Second Plat, a subdivision of land in the Southeast Quarter of Section 4, Township 50 North, Range 32 West of 5th Principal Meridian in Kansas City, Clay County, Missouri recorded March 17, 2020 as Instrument Number 2020008185 in Book I at Page 96.2 in the Office of Recorder of Deeds, Clay County, Missouri being bounded and described by

or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as right-of-way vacation as follows: Beginning at the Northwest corner of said N. Winchester Avenue, also being the Northeast corner of Lot 1 of said Hunt Midwest Commerce Center District III - Second Plat, and also being a point on the Existing Southerly right-of-way line of NE. Parvin Road, as now established; thence South 66°02'06" East, on the Existing Northerly right-of-way line of said N. Winchester Avenue and said Existing Southerly right-of-way line, 160.00 feet to the Northeast corner of said N. Winchester Avenue, also being the Northwest corner of Lot 3 of said Hunt Midwest Commerce Center District III - Second Plat; thence leaving said Existing Southerly right-of-way line, Westerly on the Existing Easterly right-of-way line of said N. Winchester Avenue, also being the Westerly line of said Lot 3, on a curve to the left having an initial tangent bearing of North 66°02'06" West with a radius of 50.00 feet, a central angle of 90°00'00" and an arc distance of 78.54 feet; thence South 23°57'54" West, on said Existing Easterly right-of-way line and said Westerly line, 284.27 feet; thence Southerly, on said Existing Easterly right-of-way line and said Westerly line, on a curve to the left being tangent to the last described course with a radius of 27.50 feet, a central angle of 61°40'19" and an arc distance of 29.60 feet; thence Southerly, on said Existing Easterly right-of-way line and said Westerly line, on a curve to the right having an initial tangent bearing of South 37°43'23" East with a radius of 50.50 feet, a central angle of 61°41'26" and an arc distance of 54.37 feet to the Southwest corner of said Lot 3, also being the Southeast corner of said N. Winchester Avenue and also being a point on the Northerly line of Lot 2A-2, of Tract A-1, A-2, A-3 & Lot 2A-1 & 2A-2 Hunt Midwest Commerce Center District III - Second Plat & Hunt Midwest Commerce Center District III – First Plat certificate of survey, a Minor Subdivision Type 2 Lot Split recorded June 10, 2024 as Instrument Number 2024012548 in Book J at Page 45.2 in said Office of Recorder of Deeds, Clay County, Missouri; thence Northwesterly, on said Northerly line, also being the Existing Southerly right-of-way line of said N. Winchester Avenue, on a curve to the right, being tangent to the last described course, having a radius of 50.50 feet, a central angle of 180°00'15" and an arc distance of 158.65 feet to the Southwest corner of said N. Winchester Avenue, also being the Southeast corner of said Lot 1; thence along a line non-tangent to said curve, leaving said Northerly line, North 23°57'54" East, on the Easterly line of said Lot 1, also being the Existing Westerly right-of-way line of said N. Winchester Avenue, a distance of 352.93 feet; thence Northerly, on said Easterly line and said Existing Westerly right-of-way line on a curve to the left being tangent to the last described course with a radius of 50.00 feet, a central angle of 90°00'00" and an arc distance of 78.54 feet to the Point of Beginning. Containing 30,839 square feet or 0.71 acres, more or less. All lying above the top of Winterset Ledge of Limestone Rock, be and the same is hereby vacated and subject to the following conditions:

1. That the applicant shall retain all utility easements and protect facilities required by Evergy.
2. That the applicant shall provide a cross-access easement or consolidate lots to ensure that all properties within the development retain legal access to public right-of-way.
3. That the applicant shall abandon or privatize the sewers within the vacation area, obtain a permit for water line relocation, and obtain a permit for fire hydrant location as required by the Kansas City, Missouri Water Services Department.



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241056

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 30,000 Square Foot street right-of-way in Zoning District M1-5/US (Manufacturing/Underground Space) generally located along North Winchester Drive south of Northeast Parvin Road and directing the City Clerk to record certain documents. (CD-ROW-2024-00024)

Discussion

The street requested for vacation is currently an improved street that terminates approximately 415 feet to the southwest of NE Parvin Road. Surrounding land use is designated for industrial purposes. Case CD-CPC-2018-00234 approved a preliminary plat, indicating the dedication of the public right-of-way southward from NE Parvin Road. This street which dead-ends in a cul-de-sac serves as access to three parcels which are planned for light industrial uses. This vacation will allow for the applicant to consolidate all lots.

The right-of-way contains both public and private utilities. Water Services has a water main within the right-of-way and requires both a relocation of this main and a permit for fire hydrant placement. Evergy has requested that the applicant retain a utility easement to protect existing facilities. City Planning Staff is requiring that a cross access easement is recorded or the lots are consolidated to ensure that all properties retain legal access to public right-of-way.

Staff recommended Approval with Conditions. There was no public testimony. CPC voted 5-0 to recommend 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 a zoning ordinance authorizing vacation of public right of way.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing 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 a zoning ordinance authorizing 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 a zoning ordinance authorizing 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 for the referenced site.

Service Level Impacts

Not applicable as this is a zoning ordinance authorizing 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 a zoning ordinance authorizing 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 a zoning ordinance authorizing vacation of public right of way.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a zoning ordinance authorizing 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 a zoning ordinance authorizing 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 a zoning ordinance authorizing 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 a zoning ordinance authorizing 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 #: 241057

RESOLUTION NO. 241057

Sponsor: Director of City Planning and Development Department

Approving an area plan amendment to the Line Creek Valley Area Plan for an area of approximately 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue by changing the recommended land use from low density residential to mixed use community. (CD-CPC-2024-00170)

WHEREAS, on February 10, 2011, the City Council through the adoption of Committee Substitute for Resolution No. 110030 adopted the Line Creek Valley Area Plan as a guide for the future development and redevelopment for the area generally bounded by M-152 Highway on the north, North Platte Purchase Drive on the east, N.W. Waukomis Drive/N. Green Hills Drive on the west, and N.W. 68th Street on the south; and

WHEREAS, due to certain changes, it is desirable to modify certain components of the Line Creek Valley Area Plan with an amendment to the Future Land Use Map as it affects that area generally located at N.W. Barry Road and N.W. Winter Avenue; and

WHEREAS, the City Plan Commission considered this amendment to the Land Use Map on November 20, 2024; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did recommend approval of the proposed amendment to the Line Creek Valley Area Plan, NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Line Creek Valley Area Plan and Map are hereby amended for that area of approximately 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue by changing the recommended land use from residential low density to mixed use community.

Section B. That the amendment to the Line Creek Valley Area Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023, by Resolution 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 #: 241057

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

A request to approve an area plan amendment to amend the Line Creek Valley Area Plan future land use recommendation from residential low density to mixed use community on about 2 acres generally located at NW Barry Road and NW Winter Avenue. (CD-CPC-2024-00170)

Discussion

The Zona Rosa ownership group is proposing to rezone a 1.5 acre parcel of undeveloped land on the northeast corner of NW Barry Road and NW Winter Avenue from B3-3/R-2.5 and R-7.5 to B3-3 to allow for commercial land uses. In 2008, the City Council approved a Chick-fil-A, but no permit was pulled within two years of approval and the previously approved development plan has since lapsed. The approved ordinance, which is no longer in full force and effect, did require the developer to enter into a Cooperative Agreement with the City prior to issuance of a final certificate of occupancy. The developer was required to contribute \$7,200 towards the cost of improving the intersection at NW Barry Road and NW Winter Avenue.

The Line Creek Valley Area Plan, which originally recommended commercial uses on the subject property, was amended in 2009 when the KCI Area Plan was being revised and now currently recommends Residential Low Density as the future land use. NW Barry Road is identified as a thoroughfare on the City's Major Street Plan and the corridor is generally comprised of commercial uses, multi-unit residential structures, institutional uses and heavy vehicular traffic.

On November 20, 2024, staff recommended approval of the application and the City Plan Commission (CPC) recommended approval of the area plan amendment with a vote 6-0.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable, as this is a zoning ordinance.
3. How does the legislation affect the current fiscal year?
Not applicable, as this is a zoning ordinance.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable, as this is a zoning ordinance.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No specific users have been identified for the proposed developer, therefore it is extremely difficult for staff to determine if this legislation will 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 direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

On February 5, 2008, Case No. 12645-GP-1 was approved by the City Plan Commission to allow for rezoning from District GP-3/4 (regional business/high density residential) and District GP-6 (low density residential) to District GP-3/4 (regional business/high density residential), and approval of a preliminary development plan for a 3,921 square foot restaurant with drive-through. (Zona Rosa District A). The City Council approved the request on March 6, 2008 (Ord. No. 080147).

Service Level Impacts

The area plan amendment resolution is required to allow for commercial uses on the subject property. Staff does anticipate that future commercial development may require additional public infrastructure (vehicular and pedestrian improvements).

Other Impacts

1. What will be the potential health impacts to any affected groups?
Additional vehicular traffic could be generated by additional commercial uses.
2. How have those groups been engaged and involved in the development of this ordinance?
Area plan amendments (resolutions) do not require public engagement. The applicant did hold public engagement for the rezoning application (CD-CPC-2024-00153) on November 12, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
No sustainable contributions have been identified for the proposed project.

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 #: 241058

ORDINANCE NO. 241058

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue from Districts B3-3/R-2.5 and R-7.5 to District B3-3 to allow for commercial land uses. (CD-CPC-2024-00153).

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-1458, rezoning an area of about 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue from Districts B3-3/R-2.5 (Community Business (Dash 3)/Residential 2.5) and R-7.5 (Residential 7.5) to District B3-3 (Community Business (Dash 3)), said section to read as follows:

Section 88-20A-1458. That an area legally described as:

Lot 2 and Tract A, Parcel A of Zona Rosa 1st Plat, a subdivision in Kansas City, Platte County, Missouri.

is hereby rezoned from Districts B3-3/R-2.5 (Community Business (Dash 3)/Residential 2.5) and R-7.5 (Residential 7.5) to District B3-3 (Community Business (Dash 3)), all as shown outlined on a map marked Section 88-20A-1458, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241058

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

A request to approve a rezoning from district B3-3 (commercial) and R-2.5 (residential) and R-7.5 (residential) to district B3-3 (commercial) on about 2 acres generally located at NW Barry Road and NW Winter Avenue. (CD-CPC-2024-00153)

Discussion

The Zona Rosa ownership group is proposing to rezone a 1.5 acre parcel of undeveloped land on the northeast corner of NW Barry Road and NW Winter Avenue from B3-3/R-2.5 and R-7.5 to B3-3 to allow for commercial land uses. In 2008, the City Council approved a Chick-fil-A, but no permit was pulled within two years of approval and the previously approved development plan has since lapsed. The approved ordinance, which is no longer in full force and effect, did require the developer to enter into a Cooperative Agreement with the City prior to issuance of a final certificate of occupancy. The developer was required to contribute \$7,200 towards the cost of improving the intersection at NW Barry Road and NW Winter Avenue.

The Line Creek Valley Area Plan, which originally recommended commercial uses on the subject property, was amended in 2009 when the KCI Area Plan was being revised and now currently recommends Residential Low Density as the future land use. NW Barry Road is identified as a thoroughfare on the City's Major Street Plan and the corridor is generally comprised of commercial uses, multi-unit residential structures, institutional uses and heavy vehicular traffic.

On November 20, 2024, staff recommended approval of the application. There was no public testimony. The City Plan Commission (CPC) recommended approval of the rezoning request with a vote 6-0.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable, as this is a zoning ordinance.
3. How does the legislation affect the current fiscal year?
Not applicable, as this is a zoning ordinance.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable, as this is a zoning ordinance.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No specific users have been identified for the proposed developer, therefore it is extremely difficult for staff to determine if this legislation will 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 direct fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

On February 5, 2008, Case No. 12645-GP-1 was approved by the City Plan Commission to allow for rezoning from District GP-3/4 (regional business/high density residential) and District GP-6 (low density residential) to District GP-3/4 (regional business/high density residential), and approval of a preliminary development plan for a 3,921 square foot restaurant with drive-through. (Zona Rosa District A). The City Council approved the request on March 6, 2008 (Ord. No. 080147).

Service Level Impacts

The rezoning application is required to allow for commercial uses on the subject property. Staff does anticipate that future commercial development may require additional public infrastructure (vehicular and pedestrian improvements).

Other Impacts

1. What will be the potential health impacts to any affected groups?
Additional vehicular traffic could be generated by additional commercial uses.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant did hold public engagement for the rezoning application (CD-CPC-2024-00153) on November 12, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
No sustainable contributions have been identified for the proposed project.
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 #: 241061

ORDINANCE NO. 241061

Sponsor: City Manager's Office

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the Country Club Plaza Tax Increment Financing Plan and the termination of the designation of Redevelopment Project Areas 1, 7, and 8 described therein; declaring as surplus those funds within the special allocation funds established in connection with Redevelopment Project Areas 1, 7, and 8; dissolving the special allocation funds established in connection with Redevelopment Project Areas 1, 7, and 8; authorizing the distribution of such surplus funds; and directing the City Clerk to send copies of this ordinance to Jackson County.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), the City Council of Kansas City, Missouri (the "City Council") by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010, and Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140823, as amended on, June 18, 2015 and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on April 17, 1997, the City Council passed Ordinance No. 970374, which accepted the recommendations of the Commission and approved the Country Club Plaza Tax Increment Financing Plan (the "Redevelopment Plan") and designated the Redevelopment Area described therein to be a Blighted Area (the "Redevelopment Area"); and

WHEREAS, the Redevelopment Plan has been amended four times by Ordinance No. 050351 on April 7, 2005, by Ordinance No. 060979 on September 28, 2006, by Ordinance No. 160332 on May 12, 2016, and by Committee Substitute for Ordinance No. 170056 on February 2, 2017; and

WHEREAS, the Redevelopment Plan, as amended, contemplates the designation of multiple redevelopment project areas, including Redevelopment Project Area 1 as designated by Committee Substitute for Ordinance No. 970375, Redevelopment Project Area 7 as designated by Ordinance No. 970381, and by Redevelopment Project Area 8 as designated by Ordinance No. 970381; and

WHEREAS, the Commission has been duly constituted and its members appointed pursuant to Section 99.820.2 of the Act; and, after all proper notice was given, the Commission met in public hearing and after receiving the comments of all interested persons and taxing districts with respect to the Redevelopment Plan, closed said public hearing on October 9, 2024, and adopted its Resolution No. 10-7-24 (the “Resolution”) recommending to the City Council the termination of the Redevelopment Plan and the termination of the designation of each of the Redevelopment Project Areas described therein and in Ordinance No. 970375, Ordinance No. 970381, Ordinance No. 970382 which shall require that all funds on deposit in the Special Allocation Fund(s) established in connection with each such Redevelopment Project Area be declared surplus and distributed to the affected taxing districts, in accordance with the Act, and NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Commission concerning the termination of the Country Club Plaza Tax Increment Financing Plan, as set forth in Resolution No.10-7-24, are hereby accepted, and the Country Club Plaza Tax Increment Financing Plan is hereby terminated.

Section 2. That the recommendations of the Commission concerning the termination of the designation of Redevelopment Project Area 1 described by the Country Club Plaza Tax Increment Financing Plan and by Committee Substitute for Ordinance No. 970375, Redevelopment Project Area 7 described by the Country Club Plaza Tax Increment Financing Plan and by Ordinance No. 970381, Redevelopment Project Area 8 described by the Country Club Plaza Tax Increment Financing Plan and by Ordinance No. 970382 (the “Redevelopment Project Areas”), as set forth in Resolution No.10-7-24 are hereby accepted, and the designation of each such Redevelopment Project Area is hereby terminated.

Section 3. That all funds within any Special Allocation Fund(s) established in connection with each such Redevelopment Project Area is hereby declared as surplus and shall be distributed in accordance with the Act and the provisions of this ordinance

Section 4. That following the distribution of the surplus funds, the Special Allocation Fund(s) for the Redevelopment Project Areas of the Country Club Plaza Tax Increment Financing Plan shall be dissolved.

Section 5. That the City Clerk is hereby directed to send copies of this ordinance to Jackson County.

..end

Approved as to form:

Emalea Black
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241061

Submitted Department/Preparer: Please Select

Revised 11/01/23

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

Executive Summary

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the Country Club Plaza Tax Increment Financing Plan and the termination of the designation of Redevelopment Project Areas 1, 7, and 8 described therein; declaring as surplus those funds within the special allocation funds established in connection with Redevelopment Project Areas 1, 7, and 8; dissolving the special allocation funds established in connection with Redevelopment Project Areas 1, 7, and 8; authorizing the distribution of such surplus funds; and directing the City Clerk to send copies of this ordinance to Jackson County.

Discussion

Terminating the TIF Plan and the remaining project areas, and surplussing the funds in the SAF

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
TIF
3. How does the legislation affect the current fiscal year?
Surplused funds will flow back to TJs, including the City.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No more funds redirected for TIF

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development of new growth.
 - Increase and support local workforce development and minority, women, and locally owned businesses.
 - Create a solutions-oriented culture to foster a more welcoming business environment.
 - Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
 -

Prior Legislation

970374, 050351, 060979, 160332, 170056, 970375, 970376, 970377, 970378, 970379, 970380, 970381, 970382, 970383

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
None

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?
Ending TIF Plan will stop redirecting tax dollars

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 #: 241065

[COMMITTEE SUBSTITUTE FOR]ORDINANCE NO. 241065

Sponsor: Director of City Planning and Development Department

COMMITTEE SUBSTITUTE

Approving a development plan on about 7.6 acres in District KCIA generally located at 10220, 10200, and 10150 N. Everton Avenue to allow for one industrial logistic/warehouse building. (CD-CPC-2024-00107)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District KCIA generally located at 10220, 10200, and 10150 N. Everton Avenue, and more specifically described as follows:

All of Lots 1, 2 & 3, KCI Industrial Park, a subdivision of land in the City of Kansas City, Platte County, Missouri.

is hereby approved, subject to the following conditions:

1. The proposed development is located in an area where the Kansas City International Airport (MCI) height zoning restrictions apply. No structure in this area should be constructed which exceeds these restrictions. Per FAR Part 77, Objects Affecting Navigable Airspace, the proponent/developer shall file an on-line Form 7460-1, Notice of Proposed Construction or Alteration, for new structures and receive a Determination of No Hazard to Air Navigation from the FAA. Temporary cranes used for construction activities extending higher than the proposed top elevation of the building will need to be evaluated for compliance with FAR Part 77 standards as well. 7460s must be submitted a minimum of 45 days prior to the start date of the proposed construction or alteration. The FAA’s Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website can be accessed at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. It is further recommended the proponent/developer provide the FAA with a 1A survey accuracy statement assuming the highest horizontal and vertical tolerance was used for this design. This information certifies the ground elevations the developer has portrayed within the plans are to higher level of accuracy. Per OEAAA, if this accuracy statement is not provided, an adjustment commensurate with a 50-foot vertical buffer is applied to the development. This information can be referenced at: <https://oeaaa.faa.gov/oeaaa/external/content/surveyAccuracy.jsp>. The proponent/developer is also

recommended to comply with Chapters 3, 4, 5, 12 of FAA Advisory Circular (AC) 70/7460-1L, Obstruction Marking and Lighting, as amended.

2. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
3. The developer shall secure approval of a project plan from the City Plan Commission prior to a building permit of the proposed future expansion.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
6. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
7. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
8. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
9. The developer shall combine Lots 3-5 (10220, 10200, and 10150 N. Everton Avenue) by General Warranty Deed and record with the county prior to a building permit. A copy of the deed should be sent to lotmapping@kcmo.org upon completion of recording.
10. The developer shall receive Council approval of a vacation of right-of-way for 103rd Street prior to a certificate of occupancy.
11. The developer shall apply for a vacation of public right-of-way for N.W. 103rd Street prior to issuance of a building permit.

12. 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)
13. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018 Table C102.1.
14. 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)
15. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3). 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). 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) and shall provide fire lane signage on fire access drives. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
16. 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). Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
17. 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)
18. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
19. 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.

20. 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.
21. 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.
22. 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.
23. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
24. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
25. Water/sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
26. The developer shall submit public water main extension plans from a Missouri professional engineer meeting the Kansas City Water Services Department rules and regulations. Approval of the plans and contracts (permits) shall be garnered prior to building permit issuance. The plans shall include extension of an 8" DIP public water main along the N.W. 103rd Street right-of-way approximately 330' to the west property limits (unless this street is vacated as noted on the plans). The plans shall also include an extension of an 8" DIP public water main approximately 550' to the south property limits along the N. Everton Avenue right-of-way and preferably in an easement adjacent to the right-of-way. Public fire hydrants shall be included in these water main extension plans meeting a maximum spacing of 300'. These water main extensions including all

appurtenances and easements are required to either be designed, contracted (permitted) and built or covered by a secured deferral agreement with the Kansas City Water Services Department prior to building permit issuance. Once the 103rd Street right-of-way is vacated, then the water main extension requirement along 103rd Street is not necessary.

27. The developer must submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Kansas City Water Services Department.
28. 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.
29. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
30. 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.
31. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Kansas City Water Services Department, prior to recording the plat.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241065

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a development plan on about 7.6 acres to allow for one industrial logistic/warehouse building in District KCIA generally located at 10220, 10200, 10150 N Everton Avenue. (CD-CPC-2024-00107)

Discussion

The proposed plan shows a 54,000 square foot industrial warehouse building with a possible future expansion of 27,000 square feet on the southern end of the property. Approximately 23 loading dock positions are shown on the west side of the building and 86 passenger vehicle parking spaces will be located on the east and north sides of the building. The plan also proposes 7 additional dock doors and 43 passenger vehicle parking spaces with the future expansion.

The site will have multiple points of access from N Everton Ave. The developer is required to extend the water main along N Everton Ave to the southern limits of the site.

Staff recommended approval with conditions. No public testimony was provided at CPC. CPC recommends 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 a zoning ordinance authorizing physical development on a subject property.
3. How does the legislation affect the current fiscal year?

No applicable as this is a zoning ordinance authorizing physical development on a subject property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The proposed ordinance will require construction of public infrastructure at the cost of the developer, which the City will maintain in the future.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance 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?
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 service level impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
Proposed development will create more construction of industrial development with the potential to enhance the economy in Kansas City as an industrial/logistic hub.
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:

Private development proposal, privately funded.

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 #: 241072

ORDINANCE NO. 241072

Sponsor: Director of City Planning and Development Department

Approving The Block 138 PIEA General Development Plan and declaring the area in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620, on about 0.84 acres in an area generally bordered by W. 14th Street on the north, West Truman Road on the south, Main Street on the east, and Baltimore Avenue on the west. (CD-CPC-2024-00180)

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (the “Authority”) did prepare or cause to be prepared the Block 138 PIEA General Development Plan and recommended that the Council approve the need for redevelopment and approve the Block 138 General Development Plan for the area; and

WHEREAS, the City Plan Commission has reviewed and recommended approval of the finding of an undeveloped industrial area for the Block 138 PIEA General Development Plan on December 4, 2024, as evidenced by its disposition of the case and its written recommendations submitted to the City; and

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

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

WHEREAS, Section 9 of Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance 200497, as amended, provides that notwithstanding the guidelines set forth therein, the Council retains its discretion to authorize the capture and redirection, or abatement or exemption, in whole or in part, of ad valorem real property taxes to the full extent authorized by any provision of law; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares the area of approximately 0.84 acres generally bordered by W. 14th Street on the north, West Truman Road on the south, Main Street on the

east, and Baltimore Avenue on the west, and more specifically described on Exhibit A attached hereto and incorporated herein by reference, to be in need of redevelopment as defined in Section 100.310, RSMo, and more specifically finds that there is a predominance of insanitary and unsafe conditions, deterioration of site improvements, and/or the existence of conditions which endanger the life and property by fire and other causes in such planning area and, as a result of the predominance of those conditions the planning area in its present condition and use, constitutes an economic and social liability and a serious menace to public health, safety, morals and welfare.

Section 2. That the Block 138 PIEA General Development Plan prepared by the Authority and recommended to the Council is intended to and shall affect and be applicable to only the real property specifically described in Section 1 above and is hereby approved. A copy of said General Development Plan is attached to this ordinance and is made a part hereof.

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

Section 4. That the Block 138 PIEA General Development Plan is hereby found to be feasible and in conformance with the general plan for the development of the community as a whole.

Section 5. That the requirements of Code Section 74.11, affordable housing set aside, are hereby waived for any project in the Block 138 Plan that is already subject to alternative affordable housing requirements under an agreement with the City that was executed prior to August 18, 2022.

Section 6. That the ad valorem tax exemption benefits as authorized in Section 100.570, RSMo, are hereby extended to the Block 138 PIEA General Development Plan area to the extent and in the manner as provided for in said Block 138 PIEA General Development Plan and subject to the execution of a development agreement with the Authority and the developer.

Section 7. That pursuant to Section 9 of Second Committee for Ordinance No. 160383, as amended, as modified by Section E of Second Committee Substitute for Ordinance No. 200497, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by Section 100.570, RSMo, with respect to any project in the Block 138 PIEA General Development Plan area located in a severely distressed census tract that has continuously maintained such status for not less than ten years immediately prior to the effective date of the request.

..end

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

City Plan Commission

Approved as to form:

Emalea Black
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241072

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

The ordinance approves the designation of a PIEA development area in the South Loop area of downtown Kansas City. The purpose of this designation is to allow the development of the Four Light multi-family building on the west half of the block bounded by Main Street on the east, Truman Road on the south, Baltimore Street on the west and 14th St. on the north. Under the PIEA statute, the area will be designated as an "undeveloped industrial area." That designation allows the development of commercial and multi-family uses

Discussion

In 2004, the City and Kansas City Live, LLC, an affiliate of The Cordish Company, entered into a master development agreement for the development of the South Loop area in downtown Kansas City. In 2018, the parties entered into the 13th Amendment to the master development agreement. That 13th Amendment set forth the terms for the development of multiple high-rise multifamily buildings in the area. The 13th Amendment provided for partial tax abatement and a sales tax exemption on construction materials for the multifamily buildings, and indicated that PIEA would be the designated agency to provide these benefits.

Pursuant to the 13th Amendment, the developer has completed the development of the Three Light building and the renovation of the Midland building. The developer is now planning the development of Four Light in the proposed PIEA plan area. Approval of the ordinance designating the area as a PIEA plan area is necessary before the development of Four Light can proceed.

The 13th Amendment requires the developer to pay prevailing wages and to comply with the City's MBE/WBE requirements in the development of the proposed building.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Designation of the area as a PIEA plan area does not require City funding.
3. How does the legislation affect the current fiscal year?
N/A.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Designation of the area as a PIEA area does not have a fiscal impact.
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)

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

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

200497- Council retains discretion to authorize redirections, abatements, or exemptions of ad valorem real property taxes

Service Level Impacts

N/A.

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?
PIEA, City staff
3. How does this legislation contribute to a sustainable Kansas City?
Supports the vitality of downtown Kansas City
4. Does this legislation create or preserve new housing units?
Yes (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)

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)