



**Agenda**

**Finance, Governance and Public Safety Committee**

Chairperson Andrea Bough

Vice Chair Quinton Lucas

Councilmember Crispin Rea

Councilmember Darrell Curls

Councilmember Wes Rogers

---

**Tuesday, May 19, 2026**

**10:30 AM**

**26th Floor, Council Chamber**

---

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

**PUBLIC OBSERVANCE OF MEETINGS**

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

Any closed session may be held via teleconference.

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

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:  
<https://us02web.zoom.us/j/84530222968>

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

**FIRST READINGS**

**Director of the Law Department**

**[260457](#)** Sponsor: Director of Law Department

Approving and authorizing settlement of a lawsuit entitled Kenya Mitchell v. City of Kansas City, Missouri, Case No. 2516-CV05992, and related claims, in the amount of \$400,000.00.

**Attachments:** [Docket Memo 260457](#)

**Director of the Law Department**

[260474](#) Sponsor: Director of Law Department

Approving and authorizing settlement of a lawsuit entitled Andrea Dorch v. City of Kansas City, Missouri, et al., Case No. 2416-CV06268, in the amount of \$500,000.00.

**Attachments:** [260474 Docket Memo](#)

**City Manager's Office**

[260480](#) Sponsor: City Manager's Office

Authorizing the City Manager to execute a contract with the Economic Development Corporation of Kansas City, Missouri, in an amount not to exceed \$5,362,000.00 for the purpose of providing funds for certain development and redevelopment activities, and administering the implementation of the ProspectUS Equitable Transit Oriented Development Strategic Plan ("ProspectUs Plan"); and authorizing expenditure from previously appropriated funds.

**Attachments:** [No docket Memo Provided for 260480](#)

**Lucas**

[260481](#) Sponsor: Mayor Quinton Lucas

Providing for submission to the qualified voters of the City for their approval at an election called for August 4, 2026, the question of authorizing the issuance of sanitary sewer revenue bonds of the City in the principal amount of \$750,000,000.00 for the purpose of rehabilitating, improving and extending the sanitary sewer system of the City, including acquiring necessary land and rights of way, in order to provide for its continuing operation and to maintain compliance with federal, state and judicial requirements; directing the City Clerk to notify the responsible election authorities of this election; declaring the City's intention to set rates; declaring the City's intention to reimburse itself from revenue bond proceeds for bond related expenditures; recognizing this ordinance to have an accelerated effective date; and establishing an effective date for the voter authorization.

**Attachments:** [260481 Docket memo](#)

**Lucas**

[260482](#) Sponsor: Mayor Quinton Lucas

Providing for submission to the qualified voters of the City for their approval at an election called for August 4, 2026, the question of authorizing the issuance of waterworks revenue bonds of the City in the principal amount of \$750,000,000.00 for the purpose of rehabilitating, improving and extending the waterworks system of the City, including acquiring necessary land and rights of way, in order to provide for its continuing operation and to maintain compliance with federal, state and judicial requirements; directing the City Clerk to notify the responsible election authorities of this election; declaring the City's intention to set rates; declaring the City's intention to reimburse itself from revenue bond proceeds for bond related expenditures; recognizing this ordinance to have an accelerated effective date; and establishing an effective date for the voter authorization.

**Attachments:** [260482 Docket memo](#)

**Lucas**

[260483](#) Sponsor: Mayor Quinton Lucas

Calling an election on November 3, 2026, for the purpose of authorizing the issuance of an amount not to exceed \$75,000,000.00 in General Obligation Bonds to finance capital improvements of City conventions facilities; directing the City Clerk to provide notice of the election; declaring the City's intention to reimburse itself from bond proceeds for bond related expenditures; directing the City Clerk to notify the responsible election authorities of this election; recognizing this ordinance as having an accelerated effective date; and establishing an effective date for the voter authorization.

**Attachments:** [No Docket memo for 260483](#)

**Lucas**

[260484](#) Sponsor: Mayor Quinton Lucas

Calling an election on November 3, 2026, for the purpose of authorizing the issuance of an amount not to exceed \$75,000,000.00 in General Obligation Bonds to finance affordable housing projects through the Housing Trust Fund; directing the City Clerk to provide notice of the election; declaring the City's intention to reimburse itself from bond proceeds for bond related expenditures; directing the City Clerk to notify the responsible election authorities of this election; recognizing this ordinance as having an accelerated effective date; and establishing an effective date for the voter authorization.

**Attachments:** [No Docket memo for 260484](#)

**Lucas**

[260485](#) Sponsor: Mayor Quinton Lucas

Calling an election on November 3, 2026, for the purpose of renewing a one-eighth cent central city economic development sales tax for ten years; enacting the sales tax contingent upon voter approval; directing the City Clerk to provide notice of the election; directing the City Clerk to provide notice to the Director of Revenue if the sales tax question is passed by the voters; and recognizing an accelerated effective date.

**Attachments:** [Docket memo 260485](#)

**Bough and Lucas**

[260486](#) Sponsor(s): Councilmember Andrea Bough and Mayor Quinton Lucas

Amending the Plaza Bowl Overlay, which was created by Committee Substitute for Ordinance No. 190100 and amended by Ordinance No. 220729, and which establishes use and height regulations for the area generally located on the south and north sides of W. 47th Street (extending northerly to the north side of W. 46th Terrace), between Madison Avenue on the west and Mill Creek Parkway on the east, in order to remove two parcels generally located on the east side of Wyandotte Street and between W. 46th Terrace on the north and W. 47th Street on the south from the overlay district.

**Attachments:** [No Docket memo for 260486](#)

HELD IN COMMITTEE

**Lucas**

[260065](#) Sponsor: Mayor Quinton Lucas  
COMMITTEE SUBSTITUTE

Directing the City Manager to assign costs incurred by the Board of Police Commissioners beyond the twenty-five (25) percent annual budget threshold in Mo. Rev. Stat. 84.730 to a new fund entitled "KCPD Overage Fund" and establishing said fund in the books and records of the City; directing the City Manager to negotiate with the Board of Police Commissioners a process for Council approval of costs related to Board of Police Commissioners established settlement agreements, including settlements with costs structured over future budget cycles; and directing the City Manager to include an appropriation of \$5,900,000.00 in the FY2026-2027 submitted budget from the KCPD Overage Fund for legal settlements and subjecting such payments to the council ordinance process.

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 260065

**Attachments:** [Docket Memo Ord 260065 - BB edits](#)

**Lucas**

[260071](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Directing the City Manager to review site, design, and acquisition matters for the purpose of designing and constructing a Midtown Justice Campus, a co-location of the Kansas City Police Department Central Patrol Division and the Community Resource Center, and report back to City Council within 30 days.

**Attachments:** [Docket Memo Ord 260071](#)

**City Manager's Office, Bough and Lucas**

[260443](#) Sponsor: City Manager's Office

Rezoning an area of about 23.5 acres generally located at 4710 Jefferson Street from District B4-5 to District MPD and approving a development plan to allow for maintenance and redevelopment of the Country Club Plaza.  
(CD-CPC-2025-00164)

**Attachments:** [Docket Memo 260443](#)

**260445** Sponsor: City Manager's Office

Vacating the sidewalk right-of-way in proposed District MPD generally located within the area known as the Country Club Plaza; and directing the City Clerk to record certain documents. (CD-ROW-2025-00037)

**Attachments:** [Docket Memo 260445](#)

ADDITIONAL BUSINESS

1. There may be general discussion for current Finance Governance & Public Safety 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](mailto: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](http://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](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 #: 260457**

ORDINANCE NO. 260457

Sponsor: Director of Law Department

Approving and authorizing settlement of a lawsuit entitled *Kenya Mitchell v. City of Kansas City, Missouri*, Case No. 2516-CV05992, and related claims, in the amount of \$400,000.00.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the payment of the sum of \$400,0000.00 for the settlement of claims asserted by Kenya Mitchell in the lawsuit styled *Kenya Mitchell v. City of Kansas City, Missouri*, Case No. 2516-CV05992, and related claims, as recommended by the City Attorney and the Risk Management Committee, is hereby approved.

Section 2. That the City Attorney is hereby authorized to pay the sum of \$400,000.00 in settlement of said claims asserted by Kenya Mitchell in this lawsuit from funds previously appropriated in Account No. 27-7010-131545-618200, Automobile Liability Fund.

..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.

\_\_\_\_\_  
Brenton Siverly  
Director of Finance

Approved as to form:

\_\_\_\_\_  
Jason Conkright  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260457

Submitted Department/Preparer: Law

Revised 12/03/25

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 and authorizing settlement of a lawsuit entitled Kenya Mitchell v. City of Kansas City, Missouri, Case No. 2516-CV05992, and related claims, in the amount of \$400,000.00

### Discussion

This ordinance will approve the settlement of the lawsuit captioned Kenya Mitchell v. City of Kansas City, Missouri, Case No. 2516-CV05992, and related claims, regarding personal injuries suffered as a result of an automobile accident. The proposed settlement resolves all liability, damages, and attorney's fees. The Law Department and Risk Management Committee recommend accepting the settlement in the amount of \$400,000.00

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Account No. 7010-131545-618200 - General Liability Fund
3. How does the legislation affect the current fiscal year?  
Decreases available funds by \$400,000.00
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No, it is a one-time cost.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

No.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

Click or tap here to enter text.

**Citywide Business Plan (CWBP) Impact**

- 1. View the [Adopted 2025-2029 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?  
Finance and Governance (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
  - Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - Foster a solutions-oriented, welcoming culture for employees and City Partners.
  - 
  - 
  -

**Prior Legislation**

None.

**Service Level Impacts**

None.

## Staff Recommendation

Law

Select One:  Sponsored  
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

The Law Department and Risk Management Committee recommend accepting the settlement.

## 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?  
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 #:** 260474

ORDINANCE NO. 260474

Sponsor: Director of Law Department

Approving and authorizing settlement of a lawsuit entitled *Andrea Dorch v. City of Kansas City, Missouri, et al.*, Case No. 2416-CV06268, in the amount of \$500,000.00.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the payment of the sum of \$500,000.00 for the settlement of claims asserted by Andrea Dorch in the lawsuit styled *Andrea Dorch v. City of Kansas City, Missouri, et al.*, Case No. 2416-CV06268, as recommended by the City Attorney and the Risk Management Committee, is hereby approved.

Section 2. That the City Attorney is hereby authorized to pay the sum of \$500,000.00 in settlement of said claims asserted by Andrea Dorch in this lawsuit from funds previously appropriated in Account No. 27-7010-131543-618200, Public Official Liability Fund.

..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.

\_\_\_\_\_  
Brenton Siverly  
Director of Finance

Approved as to form:

\_\_\_\_\_  
Emily Schwappach  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260474

Submitted Department/Preparer: Law

Revised 01/30/25

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 and authorizing settlement of a lawsuit entitled Andrea Dorch v. City of Kansas City, Missouri, et al, Case No. 2416-CV06268, and related claims, in the amount of \$500,000.00.

### Discussion

This ordinance will approve the settlement of the lawsuit captioned Andrea Dorch v. City of Kansas City, Missouri, et al, Case No. 2416-CV06268, and related claims, regarding claims of discrimination and whistleblower retaliation. The proposed settlement resolves all liability, damages, and attorney's fees. The Law Department and Risk Management Committee recommend accepting the settlement in the amount of \$500,000.00

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Account No. 7010-131543-618200 - City Legal Expense Fund, Public Official Liability
3. How does the legislation affect the current fiscal year?  
Decreases available funds by \$500,000.00.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No, this is a one-time cost.

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

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

None

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
- Ensure City Government is responsive, representative, engaged, and transparent; particularly when faced with unforeseen challenges.
  - Operate an efficient City government workforce through effective employee recruitment, development, retention, and engagement.
  - Present a realistic view of financial indicators for improved communications on impact to the City.
  - 
  - 
  -

**Prior Legislation**

N/A

**Service Level Impacts**

N/A

## Staff Recommendation

Law

Select One:  Sponsored  
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

This settlement is recommended by the City Attorney and the Risk Management Committee to resolve all liability, damages, and attorney's fees.

## Other Impacts

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

[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:

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 #: 260480**

---

ORDINANCE NO. 260480

Sponsor: City Manager's Office

Authorizing the City Manager to execute a contract with the Economic Development Corporation of Kansas City, Missouri, in an amount not to exceed \$5,362,000.00 for the purpose of providing funds for certain development and redevelopment activities, and administering the implementation of the ProspectUS Equitable Transit Oriented Development Strategic Plan ("ProspectUs Plan"); and authorizing expenditure from previously appropriated funds.

WHEREAS, on behalf of the City, the Economic Development Corporation of Kansas City, Missouri ("EDC") engages in comprehensive business retention and recruitment efforts and proactive redevelopment efforts designed to attract businesses and jobs to Kansas City, to retain its existing business and employment base, and to enhance the economic productivity of real property within the City; and

WHEREAS, the Mayor and Council desire that the EDC support and coordinate the activities of, and provide professional staff for, all of the economic development and redevelopment agencies operating on behalf of the City; and

WHEREAS, the City and EDC acknowledge that each of the Economic Development Agencies are part of the City's overall economic development efforts and contemplate that EDC will enter into agreements, as appropriate, with each of the Economic Development Agencies specifying the level of support and services to be provided by EDC; and

WHEREAS, EDC supports the adoption and implementation of AdvanceKC, which serves as a guide for long-term economic development investments and the targeted use of incentives; and

WHEREAS, Resolution No. 250413 directed the City Manager to develop a strategy for implementation of the ProspectUs Plan, negotiate with the EDC for the creation of an advisory group, and negotiate with the EDC to include in the 2026-2027 EDC annual contract funding for a ProspectUs Plan Manager utilizing funding from positions created in the Fiscal Year 2025-2026 Adopted Budget; and

WHEREAS, the City has appropriated the sum of \$5,362,224.00 to support economic development activities; and

WHEREAS, the objectives to be achieved are best achieved through a long-term commitment to the same; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager or designee is hereby authorized to execute a contract in the amount of \$5,362,000.00 with the Economic Development Corporation of Kansas City, Missouri for the purposes contemplated herein from fund previously appropriated in Account 27-2215-101701-B and Account 27-2200-10701-B. A copy of the contract in substantial form is attached hereto.

Section 2. The City Manager or designee is hereby designated as requisitioning authority for Account 27-2215-101701 and Account 27-2200-101701.

..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.

---

Brenton Siverly  
Director of Finance

Approved as to form:

---

Emalea Kohler  
Associate City Attorney

No  
Docket  
Memo  
provided  
For  
Ordinance  
260480



**File #: 260481**

ORDINANCE NO. 260481

Sponsor: Mayor Quinton Lucas

Providing for submission to the qualified voters of the City for their approval at an election called for August 4, 2026, the question of authorizing the issuance of sanitary sewer revenue bonds of the City in the principal amount of \$750,000,000.00 for the purpose of rehabilitating, improving and extending the sanitary sewer system of the City, including acquiring necessary land and rights of way, in order to provide for its continuing operation and to maintain compliance with federal, state and judicial requirements; directing the City Clerk to notify the responsible election authorities of this election; declaring the City’s intention to set rates; declaring the City’s intention to reimburse itself from revenue bond proceeds for bond related expenditures; recognizing this ordinance to have an accelerated effective date; and establishing an effective date for the voter authorization.

WHEREAS, an election may be held throughout Kansas City on August 4, 2026; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

**Section 1. ELECTION CALLED.** An election is hereby called and shall be held in Kansas City, Missouri, on August 4, 2026, at which election there shall be submitted to the qualified electors of Kansas City, Missouri, the question of authorizing the issuance of sanitary sewer revenue bonds by the City in the principal amount of \$750,000,000.00 for the purpose of rehabilitating, improving and extending the sanitary sewer system of the City, including acquiring necessary land and rights of way.

**Section 2. BALLOT LANGUAGE.** The ballot language shall be in substantially the following form:

QUESTION \_\_\_\_\_  
SHALL THE FOLLOWING BE APPROVED?

Shall the City of Kansas City, Missouri issue sanitary sewer revenue bonds in the principal amount of \$750,000,000.00 for the purpose of rehabilitating, expanding and improving of the City’s sanitary sewer system, including acquiring necessary land and rights of way, in order to provide for its continuing operation and to maintain compliance with federal, state and judicial requirements, with the principal of and interest on said revenue bonds to be payable solely from the

revenues derived by the City from the operation of its sanitary sewer system, including all future rehabilitations, improvements and expansions thereto?

\_\_\_\_\_ Yes  
\_\_\_\_\_ No

The voter who desires to vote in favor of this proposition shall place an X in the box opposite Yes. The voter who desires to vote against this proposition shall place an X in the box opposite No.

**Section 3. DELIVERY OF ORDINANCE BY CITY CLERK TO ELECTION AUTHORITIES.** The City Clerk shall deliver certified copies of this ordinance and notice of election to the Board of Election Commissioners of Kansas City, Missouri, to the Board of Election Commissioners of Clay County, Missouri, to the Board of Election Commissioners of Platte County, Missouri, and to the County Clerk of Cass County, Missouri, which shall be the authority of the respective election authorities of the City to submit the question to the electors of Kansas City as herein provided and to give public notice thereof as provided by law.

**Section 4. ELECTION NOTICE.** That the notice of election shall read as follows:

---

NOTICE OF ELECTION  
CITY OF KANSAS CITY, MISSOURI

Notice is hereby given that the City of Kansas City has called an election to be held in the City on August 4, 2026, between the hours of 6:00 a.m. and 7:00 p.m. C.D.T., at which election all qualified voters residing within the City of Kansas City, Missouri, will be given the opportunity to vote.

The official ballot will be in substantially the following form:

---

QUESTION \_\_\_\_\_  
SHALL THE FOLLOWING BE APPROVED?

Shall the City of Kansas City, Missouri issue sanitary sewer revenue bonds in the principal amount of \$750,000,000.00 for the purpose of rehabilitating, expanding and improving the City's sanitary sewer system, including acquiring necessary land and rights of way, in order to provide for its continuing operation and to maintain compliance with federal, state and judicial requirements, with the principal of and interest on said revenue bonds to be payable solely from the revenues derived by the City from the operation of its sanitary sewer system, including all future rehabilitations, improvements and expansions thereto?

\_\_\_\_\_ Yes  
\_\_\_\_\_ No

*[Instructions to voters will be supplied by the election authorities.]*

---

A full and complete copy of Ordinance No. 260xxx, submitting the above question to the electorate is on file in the office of the City Clerk of Kansas City, Missouri, where the same is open for inspection and copying.

The polling places for the election will be *[insert list of polling places in last publication only.]*

---

I hereby certify that the foregoing is the legal notice to be published pursuant to Section 115.127, RSMo.

Given under my hand and the official seal of the City of Kansas City, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

(SEAL)

---

Marilyn Sanders  
City Clerk, City of Kansas City, Missouri

Before me, a notary public, personally appeared Marilyn Sanders, to me known to be the City Clerk of the City of Kansas City, Missouri, and the person who acknowledged to me that she executed the same for the purposes therein stated.

---

Notary Public

My Commission Expires: \_\_\_\_\_

**Section 5. RATE SETTING.** The authorization of the sanitary sewer revenue bonds will authorize the City to fix, establish, maintain and collect rates and charges for the services provided by the City through its sanitary sewer system, including all rehabilitations, extensions and improvements thereto hereafter constructed or acquired by the City, in addition to the other rates and charges for such services provided by law, as will produce income and revenues sufficient to provide funds to pay the costs of operation and maintenance of said sanitary sewer system and the principal of and interest on the sanitary sewer revenue bonds as they become due and to provide for the establishment of reasonable reserves therefor. The Council states its

intention to structure the issuance of the bonds so as to minimize the impact on ratepayers, while continuing to make necessary improvements and extensions to the sanitary sewer system.

**Section 6. REIMBURSEMENT.** The City has made and expects to make expenditures on and after the date of passage of this Ordinance in connection with the rehabilitations, improvements and extensions to the sanitary sewer system of the City, and the City intends to reimburse itself for such expenditures with the proceeds of the sanitary sewer revenue bonds. The maximum principal amount of sanitary sewer revenue bonds expected to be issued is \$750,000,000.00.

**Section 7. ACCELERATED EFFECTIVE DATE RECOGNIZED.** This ordinance, calling for an election and providing for the submission of a question to the people of Kansas City, Missouri, is hereby recognized to have an accelerated effective date within the meaning of Section 503(a)(3)(A) of the Charter because it calls an election and provides for the submission of proposals to the people, and as such take effect in accordance with Section 503.

**Section 8. EFFECTIVE DATE.** If a majority of the qualified voters voting at said election shall vote in favor of the question, then the authority of the Council to sell said sanitary sewer revenue bonds shall become effective immediately upon certification of the election results by the election authorities.

..end

---

Approved as to form:

---

Nicole Rowlette  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260481

Submitted Department/Preparer: Please Select

Revised 01/30/25

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

In order to continue to finance debt at low interest rates for Sanitary Sewer Utility capital projects, the utility needs to obtain a new \$750 million sanitary sewer revenue bond authority from the voters of Kansas City, Missouri. This ordinance would put that initiative on the ballot on August 4, 2026. The deadline to be on the August 4, 2026 ballot is May 26, 2026.

### Discussion

For a capital intensive utility, revenue bond financing is the lowest cost method of financing capital projects that BOTH current and future ratepayers will realize the benefits from. It also enables a utility to plan for and stabilize rate increases by spreading costs out over longer periods of time.

The Sanitary Sewer Utility's Plan of Finance (long term financial model) projects the use of revenue bond financing as a low cost method to pay for future capital projects that rehabilitate, improve and extend the sanitary sewer system. In addition, sanitary sewer revenue bond authorization enables the Sanitary Sewer Utility to use the State of Missouri's State Revolving Fund program and borrow at reduced market interest rates.

KC Water's Sanitary Sewer Capital Plan calls for over \$1.7 billion in capital projects between now and FY2031. Approximately 75% (\$900 million) of those projects will need to be financed with sanitary sewer revenue bonds.

However, in order to utilize sanitary sewer revenue bond financing, the voters of Kansas City, Missouri must approve it. In the last sanitary sewer revenue bond authority election (April 5, 2022), 79% of the voters approved the sanitary sewer revenue bond authorization.

## Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
There is no funding source as this ordinance calls for an initiative to be put on the August 4, 2026 ballot.
3. How does the legislation affect the current fiscal year?  
The legislation does not affect the current year.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No because it puts an initiative on the ballot to the voters of Kansas City. However, each time the Sanitary Sewer Utility needs to issue sanitary sewer revenue bonds in the future, it will have to submit an ordinance to the Council requesting a specific amount for a bond sale against the outstanding authorization. In addition, the Sanitary Sewer Utility will need to include in each sanitary sewer revenue bond sale ordinance, the projects in the capital plan that will be financed with revenue bond proceeds each time a sale needs to be approved by the Council. The fiscal impact of each bond sale will be different because it will be based on the interest rate and the size of the bond at the time of sale.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This legislation does not generate revenue. Rather it puts an initiative on the ballot to the voters for permission to issue future sanitary sewer revenue bonds against a set authorized amount.

### 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?  
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.
  - Develop a multimodal regional transportation system for all users.
  - Develop environmentally sustainable 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

Sanitary Sewer Revenue Bond Authorization Ordinance (211044) for April 5, 2022 Ballot Initiative.

## Service Level Impacts

This ordinance calling for a Sanitary Sewer Revenue Bond Authorization ballot initiative, if passed by the voters of Kansas City, Missouri, will enable the Sanitary Sewer Utility to continue to meet customer service levels and rehabilitate, improve and extend the sanitary sewer system at the lowest cost possible to ratepayers.

## Staff Recommendation

Water Services Department

Select One:  Sponsored  
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One:  Recommend  
 Do Not Recommend

Not Applicable

Click or tap here to provide reasoning.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This ordinance for a ballot initiative will allow the citizens of Kansas City, Missouri to have a direct positive impact on the Sanitary Sewer Utility's ability to continue to treat wastewater and sewage in a low cost manner and make improvements to the sanitary sewer system that continue positive health benefits for all citizens of Kansas City, Missouri.
2. How have those groups been engaged and involved in the development of this ordinance?  
The Sanitary Sewer Utility plans to engage the public in a series of community meetings on the benefits of utilizing sanitary sewer revenue bond authorization as a low cost form of financing projects in the Utility's capital plan.
3. How does this legislation contribute to a sustainable Kansas City?  
This ordinance for a ballot initiative for sanitary sewer revenue bond authorization, if approved by the voters, will help the Utility continue to meet its environmental obligations of treating wastewater and sewage while utilizing low cost financing.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
N/A  
Click or tap here to enter text.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
This ordinance calls for a ballot initiative to be put the voters for approval.

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 #: 260482**

ORDINANCE NO. 260482

Sponsor: Mayor Quinton Lucas

Providing for submission to the qualified voters of the City for their approval at an election called for August 4, 2026, the question of authorizing the issuance of waterworks revenue bonds of the City in the principal amount of \$750,000,000.00 for the purpose of rehabilitating, improving and extending the waterworks system of the City, including acquiring necessary land and rights of way, in order to provide for its continuing operation and to maintain compliance with federal, state and judicial requirements; directing the City Clerk to notify the responsible election authorities of this election; declaring the City’s intention to set rates; declaring the City’s intention to reimburse itself from revenue bond proceeds for bond related expenditures; recognizing this ordinance to have an accelerated effective date; and establishing an effective date for the voter authorization.

WHEREAS, an election may be held throughout Kansas City on August 4, 2026; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

**Section 1. ELECTION CALLED.** An election is hereby called and shall be held in Kansas City, Missouri, on August 4, 2026, at which election there shall be submitted to the qualified electors of Kansas City, Missouri, the question of authorizing the issuance of waterworks revenue bonds by the City in the principal amount of \$750,000,000.00 for the purpose of rehabilitating, improving and extending the waterworks system of the City, including acquiring necessary land and rights of way.

**Section 2. BALLOT LANGUAGE.** The ballot language shall be in substantially the following form:

QUESTION \_\_\_\_\_  
SHALL THE FOLLOWING BE APPROVED?

Shall the City of Kansas City, Missouri issue waterworks revenue bonds in the principal amount of \$750,000,000.00 for the purpose of rehabilitating, expanding and improving of the City’s waterworks system, including acquiring necessary land and rights of way, in order to provide for its continuing operation and to maintain compliance with federal, state and judicial requirements, with the principal of and interest on said revenue bonds to be payable solely from the

revenues derived by the City from the operation of its waterworks system, including all future rehabilitations, improvements and expansions thereto?

\_\_\_\_\_ Yes  
\_\_\_\_\_ No

The voter who desires to vote in favor of this proposition shall place an X in the box opposite Yes. The voter who desires to vote against this proposition shall place an X in the box opposite No.

**Section 3. DELIVERY OF ORDINANCE BY CITY CLERK TO ELECTION AUTHORITIES.** The City Clerk shall deliver certified copies of this ordinance and notice of election to the Board of Election Commissioners of Kansas City, Missouri, to the Board of Election Commissioners of Clay County, Missouri, to the Board of Election Commissioners of Platte County, Missouri, and to the County Clerk of Cass County, Missouri, which shall be the authority of the respective election authorities of the City to submit the question to the electors of Kansas City as herein provided and to give public notice thereof as provided by law.

**Section 4. ELECTION NOTICE.** That the notice of election shall read as follows:

---

NOTICE OF ELECTION  
CITY OF KANSAS CITY, MISSOURI

Notice is hereby given that the City of Kansas City has called an election to be held in the City on August 4, 2026, between the hours of 6:00 a.m. and 7:00 p.m. C.D.T., at which election all qualified voters residing within the City of Kansas City, Missouri, will be given the opportunity to vote.

The official ballot will be in substantially the following form:

---

QUESTION \_\_\_\_\_  
SHALL THE FOLLOWING BE APPROVED?

Shall the City of Kansas City, Missouri issue waterworks revenue bonds in the principal amount of \$750,000,000.00 for the purpose of rehabilitating, expanding and improving the City's waterworks system, including acquiring necessary land and rights of way, in order to provide for its continuing operation and to maintain compliance with federal, state and judicial requirements, with the principal of and interest on said revenue bonds to be payable solely from the revenues derived by the City from the operation of its waterworks system, including all future rehabilitations, improvements and expansions thereto?

\_\_\_\_\_ Yes  
\_\_\_\_\_ No

*[Instructions to voters will be supplied by the election authorities.]*

---

A full and complete copy of Ordinance No. 260xxx, submitting the above question to the electorate is on file in the office of the City Clerk of Kansas City, Missouri, where the same is open for inspection and copying.

The polling places for the election will be *[insert list of polling places in last publication only.]*

---

I hereby certify that the foregoing is the legal notice to be published pursuant to Section 115.127, RSMo.

Given under my hand and the official seal of the City of Kansas City, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

(SEAL)

---

Marilyn Sanders  
City Clerk, City of Kansas City, Missouri

Before me, a notary public, personally appeared Marilyn Sanders, to me known to be the City Clerk of the City of Kansas City, Missouri, and the person who acknowledged to me that she executed the same for the purposes therein stated.

---

Notary Public

My Commission Expires: \_\_\_\_\_

**Section 5. RATE SETTING.** The authorization of the waterworks revenue bonds will authorize the City to fix, establish, maintain and collect rates and charges for the services provided by the City through its waterworks system, including all rehabilitations, extensions and improvements thereto hereafter constructed or acquired by the City, in addition to the other rates and charges for such services provided by law, as will produce income and revenues sufficient to provide funds to pay the costs of operation and maintenance of said waterworks system and the principal of and interest on the waterworks revenue bonds as they become due and to provide for the establishment of reasonable reserves therefor. The Council states its intention to structure the

issuance of the bonds so as to minimize the impact on ratepayers, while continuing to make necessary improvements and extensions to the waterworks system.

**Section 6. REIMBURSEMENT.** The City has made and expects to make expenditures on and after the date of passage of this Ordinance in connection with the rehabilitations, improvements and extensions to the waterworks system of the City, and the City intends to reimburse itself for such expenditures with the proceeds of the waterworks revenue bonds. The maximum principal amount of waterworks revenue bonds expected to be issued is \$750,000,000.00.

**Section 7. ACCELERATED EFFECTIVE DATE RECOGNIZED.** This ordinance, calling for an election and providing for the submission of a question to the people of Kansas City, Missouri, is hereby recognized to have an accelerated effective date within the meaning of Section 503(a)(3)(A) of the Charter because it calls an election and provides for the submission of proposals to the people, and as such take effect in accordance with Section 503.

**Section 8. EFFECTIVE DATE.** If a majority of the qualified voters voting at said election shall vote in favor of the question, then the authority of the Council to sell said waterworks revenue bonds shall become effective immediately upon certification of the election results by the election authorities.

..end

---

Approved as to form:

---

Nicole Rowlette  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260482

Submitted Department/Preparer: Please Select

Revised 01/30/25

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

After the March 27<sup>th</sup>, 2025 water revenue bond sale, the Water Utility has only \$15 million in remaining authorization from the April 8<sup>th</sup>, 2014 Revenue Bond Authorization. In order to continue to finance debt at low interest rates for Water Utility capital projects, the utility needs to obtain a new \$750 million revenue bond authority from the voters of Kansas City, Missouri. This ordinance would put that initiative on the ballot on August 4, 2026. The deadline to be on the August 4, 2026 ballot is May 26, 2026.

### Discussion

For a capital intensive utility, revenue bond financing is the lowest cost method of financing capital projects that BOTH current and future ratepayers will realize the benefits from. It also enables a utility to plan for and stabilize rate increases by spreading costs out over longer periods of time.

The Water Utility's Plan of Finance (long term financial model) projects the use of revenue bond financing as a low cost method to pay for future capital projects that rehabilitate, improve and extend the drinking water system. In addition, water revenue bond authorization enables the Water Utility to use the State of Missouri's State Revolving Fund program and borrow at reduced market interest rates.

KC Water's Water Capital Plan calls for \$1.2 billion in capital projects (not including the South Water Supply Resiliency Project) between now and FY2031. Approximately 75% (\$750 million) of those projects will need to be financed with water revenue bonds.

However, in order to utilize water revenue bond financing, the voters of Kansas City, Missouri must approve it. In the last water revenue bond authority election (April 8, 2014), 79% of the voters (20,330 out of 25,605 cast) approved the request.

## Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes    No
  
2. What is the funding source?  
There is no funding source as this ordinance calls for an initiative to be put on the August 4, 2026 ballot.
  
3. How does the legislation affect the current fiscal year?  
The legislation does not affect the current year.
  
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No because it puts an initiative on the ballot to the voters of Kansas City. However, each time the Water Utility needs to issue water revenue bonds in the future, it will have to submit an ordinance to the Council requesting a specific amount for a bond sale against the outstanding authorization. In addition, the Water Utility will need to include in each water revenue bond sale ordinance, the projects in the capital plan that will be financed with revenue bond proceeds each time a sale needs to be approved by the Council. The fiscal impact of each bond sale will be different because it will be based on the interest rate and the size of the bond at the time of sale.
  
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This legislation does not generate revenue. Rather it puts an initiative on the ballot to the voters for permission to issue future water revenue bonds against a set authorized amount.

### 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?  
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.
  - Develop a multimodal regional transportation system for all users.
  - Develop environmentally sustainable 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**

Water Revenue Bond Authorization Ordinance for April 8, 2014 Ballot Initiative.

**Service Level Impacts**

This ordinance calling for a Water Revenue Bond Authorization ballot initiative, if passed by the voters of Kansas City, Missouri, will enable the Water Utility to continue to meet customer service levels and rehabilitate, improve and extend the drinking water system at the lowest cost possible to ratepayers.

**Staff Recommendation**

Water Services Department

- Select One:  Sponsored  
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

- Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

Click or tap here to provide reasoning.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This ordinance for a ballot initiative will allow the citizens of Kansas City, Missouri to have a direct positive impact on the Water Utility's ability to continue to deliver clean drinking water in a low cost manner and make improvements to the drinking water system that continue positive health benefits for all citizens of Kansas City, Missouri.
2. How have those groups been engaged and involved in the development of this ordinance?  
The Water Utility plans to engage the public in a series of community meetings on the benefits of utilizing water revenue bond authorization as a low cost form of financing projects in the Utility's capital plan.
3. How does this legislation contribute to a sustainable Kansas City?  
This ordinance for a ballot initiative for water revenue bond authorization, if approved by the voters, will help the Utility continue to meet its environmental obligations of delivering clean drinking water while utilizing low cost financing.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
N/A  
Click or tap here to enter text.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
This ordinance calls for a ballot initiative to be put the voters for approval.

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 #: 260483**

ORDINANCE NO. 260483

Sponsor: Mayor Quinton Lucas

Calling an election on November 3, 2026, for the purpose of authorizing the issuance of an amount not to exceed \$75,000,000.00 in General Obligation Bonds to finance capital improvements of City conventions facilities; directing the City Clerk to provide notice of the election; declaring the City’s intention to reimburse itself from bond proceeds for bond related expenditures; directing the City Clerk to notify the responsible election authorities of this election; recognizing this ordinance as having an accelerated effective date; and establishing an effective date for the voter authorization.

WHEREAS, the bond issuance is designed as a “no tax increase” initiative since the authorization will be used over a multi-year period to match the roll off of existing general obligation debt; NOW, THEREFORE;

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The City Council finds it necessary and hereby declares its intent to borrow an amount not to exceed \$75,000,000.00 for the purpose of paying for capital improvements related to conventions facilities and to evidence such borrowing by the issuance of general obligation bonds of the City of Kansas City, Missouri (the “City”), in a maximum principal amount of \$75,000,000.00.

Section 2. An election is ordered to be held in the City on Tuesday, November 3, 2026, on the following question:

QUESTION NO. \_\_\_\_

Shall the City of Kansas City, Missouri issue its general obligation bonds in an amount not to exceed \$75,000,000.00 for the purpose of acquiring land and the construction, renovation, improvement, equipping, and furnishing of City conventions facilities?

The authorization of the bonds will authorize the City to maintain tangible property tax rates sufficient to pay the interest and principal on the bonds until fully paid.

YES [ ] NO [ ]

Section 3. The form of the Notice of Election for said election will read as follows:

NOTICE OF ELECTION  
CITY OF KANSAS CITY, MISSOURI

Notice is given to the qualified voters of the City of Kansas City, Missouri, that the City Council of the City has called an election to be held in the City on November 3, 2026,

commencing at 6:00 A.M. and closing at 7:00 P.M., on the question contained in the following sample ballot:

OFFICIAL BALLOT  
GENERAL ELECTION  
CITY OF KANSAS CITY, MISSOURI

NOVEMBER 3, 2026  
QUESTION NO. \_\_\_\_

Shall the City of Kansas City, Missouri issue its general obligation bonds in an amount not to exceed \$75,000,000.00 for the purpose of acquiring land and the construction, renovation, improvement, equipping, and furnishing of City conventions facilities?

The authorization of the bonds will authorize the City to maintain tangible property tax rates sufficient to pay the interest and principal on the bonds until fully paid.

YES [ ] NO [ ]

Instructions to voters will be supplied by the election authorities.

---

A complete copy of Ordinance No. \_\_\_\_\_, submitting this question to the electorate, is on file in the Office of the City Clerk of Kansas City, Missouri, and is open for inspection and copying.

The election will be held at the following polling places in the City of Kansas City, Missouri:  
[insert list in last publication only]

---

I certify that the foregoing is the legal notice to be published pursuant to Section 115.127, RSMo, as amended.

Given under my hand and the official seal of the City of Kansas City, Missouri, \_\_\_\_\_,  
2026.

(Seal)

\_\_\_\_\_  
Marilyn Sanders  
City Clerk of Kansas City, Missouri

Before me, a notary public, personally appeared Marilyn Sanders, to me known to be the City Clerk of the City of Kansas City, Missouri, and the person who acknowledged to me that she executed the same for the purposes therein stated.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

Section 4. The City has made and expects to make expenditures on and after the date of passage of this Ordinance in connection with bond expenditures, and the City intends to reimburse itself for such expenditures with the proceeds of the bonds. The maximum amount bonds expected to be issued is \$75,000,000.00.

Section 5. The City Clerk shall deliver certified copies of this ordinance and notice of election to the Board of Election Commissioners of Kansas City, Missouri, to the Board of Election Commissioners of Clay County, Missouri, to the Board of Election Commissioners of Platte County, Missouri, and to the County Clerk of Cass County, Missouri, not later than August 25, 2026, which shall be the authority of the respective election authorities of the City to submit the question to the electors of Kansas City as herein provided and to give public notice thereof as provided by law.

Section 6. This ordinance, calling for an election and providing for the submission of a question to the people of Kansas City, Missouri, is hereby recognized to have an accelerated effective date within the meaning of Section 503(a)(3)(A) of the Charter because it calls an election and provides for the submission of proposals to the people, and as such take effect in accordance with Section 503.

Section 7. If the required majority (four-sevenths) of the qualified voters voting at said election shall vote in favor of the question, then the authority of the Council to sell said bonds shall become effective immediately upon certification of the election results by the election authorities.

..end

---

Approved as to form:

---

Samuel Miller  
Assistant City Attorney

**No Docket  
Memo  
For Ordinance**

**260483**



**File #: 260484**

ORDINANCE NO. 260484

Sponsor: Mayor Quinton Lucas

Calling an election on November 3, 2026, for the purpose of authorizing the issuance of an amount not to exceed \$75,000,000.00 in General Obligation Bonds to finance affordable housing projects through the Housing Trust Fund; directing the City Clerk to provide notice of the election; declaring the City’s intention to reimburse itself from bond proceeds for bond related expenditures; directing the City Clerk to notify the responsible election authorities of this election; recognizing this ordinance as having an accelerated effective date; and establishing an effective date for the voter authorization.

WHEREAS, the bond issuance is designed as a “no tax increase” initiative since the authorization will be used over a multi-year period to match the roll off of existing general obligation debt; NOW, THEREFORE;

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The City Council finds it necessary and hereby declares its intent to borrow an amount not to exceed \$75,000,000.00 for the purpose of financing affordable housing projects through the Housing Trust Fund and to evidence such borrowing by the issuance of general obligation bonds of the City of Kansas City, Missouri (the “City”), in a maximum principal amount of \$75,000,000.00.

Section 2. An election is ordered to be held in the City on Tuesday, November 3, 2026, on the following question:

QUESTION NO. \_\_\_\_

Shall the City of Kansas City, Missouri issue its general obligation bonds in an amount not to exceed \$75,000,000.00 for the purpose of affordable housing through the rehabilitation, renovation, and construction of houses and buildings, including blight removal, to provide affordable housing for very low- to moderate-income households?

The authorization of the bonds will authorize the City to maintain tangible property tax rates sufficient to pay the interest and principal on the bonds until fully paid.

YES [ ] NO [ ]

Section 3. The form of the Notice of Election for said election will read as follows:

NOTICE OF ELECTION  
CITY OF KANSAS CITY, MISSOURI

Notice is given to the qualified voters of the City of Kansas City, Missouri, that the City Council of the City has called an election to be held in the City on November 3, 2026, commencing at 6:00 A.M. and closing at 7:00 P.M., on the question contained in the following sample ballot:

OFFICIAL BALLOT  
GENERAL ELECTION  
CITY OF KANSAS CITY, MISSOURI

NOVEMBER 3, 2026  
QUESTION NO. \_\_\_\_

Shall the City of Kansas City, Missouri issue its general obligation bonds in an amount not to exceed \$75,000,000.00 for the purpose of affordable housing through the rehabilitation, renovation, and construction of houses and buildings, including blight removal, to provide affordable housing for very low- to moderate-income households?

The authorization of the bonds will authorize the City to maintain tangible property tax rates sufficient to pay the interest and principal on the bonds until fully paid.

YES [ ] NO [ ]

Instructions to voters will be supplied by the election authorities.

---

A complete copy of Ordinance No. \_\_\_\_\_, submitting this question to the electorate, is on file in the Office of the City Clerk of Kansas City, Missouri, and is open for inspection and copying.

The election will be held at the following polling places in the City of Kansas City, Missouri:  
[insert list in last publication only]

---

I certify that the foregoing is the legal notice to be published pursuant to Section 115.127, RSMo, as amended.

Given under my hand and the official seal of the City of Kansas City, Missouri,  
\_\_\_\_\_, 2026.

(Seal)

\_\_\_\_\_  
Marilyn Sanders  
City Clerk of Kansas City, Missouri

Before me, a notary public, personally appeared Marilyn Sanders, to me known to be the City Clerk of the City of Kansas City, Missouri, and the person who acknowledged to me that she executed the same for the purposes therein stated.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

Section 4. The City has made and expects to make expenditures on and after the date of passage of this Ordinance in connection with bond expenditures, and the City intends to reimburse itself for such expenditures with the proceeds of the bonds. The maximum amount bonds expected to be issued is \$75,000,000.00.

Section 5. The City Clerk shall deliver certified copies of this ordinance and notice of election to the Board of Election Commissioners of Kansas City, Missouri, to the Board of Election Commissioners of Clay County, Missouri, to the Board of Election Commissioners of Platte County, Missouri, and to the County Clerk of Cass County, Missouri, not later than August 25, 2026, which shall be the authority of the respective election authorities of the City to submit the question to the electors of Kansas City as herein provided and to give public notice thereof as provided by law.

Section 6. This ordinance, calling for an election and providing for the submission of a question to the people of Kansas City, Missouri, is hereby recognized to have an accelerated effective date within the meaning of Section 503(a)(3)(A) of the Charter because it calls an election and provides for the submission of proposals to the people, and as such take effect in accordance with Section 503.

Section 7. If the required majority (four-sevenths) of the qualified voters voting at said election shall vote in favor of the question, then the authority of the Council to sell said bonds shall become effective immediately upon certification of the election results by the election authorities.

..end

\_\_\_\_\_  
Approved as to form:

---

Samuel Miller  
Assistant City Attorney

**No Docket  
Memo  
For Ordinance**

**260484**



**File #: 260485**

ORDINANCE NO. 260485

Sponsor: Mayor Quinton Lucas

Calling an election on November 3, 2026, for the purpose of renewing a one-eighth cent central city economic development sales tax for ten years; enacting the sales tax contingent upon voter approval; directing the City Clerk to provide notice of the election; directing the City Clerk to provide notice to the Director of Revenue if the sales tax question is passed by the voters; and recognizing an accelerated effective date.

WHEREAS, Section 67.1305 of the Revised Statutes of Missouri authorizes the City to impose a retail sales tax not to exceed one-half of one percent if the imposition of such a retail sales tax is submitted to, and then approved by, a majority of the votes cast; and

WHEREAS, Ordinance No. 160861, As Amended, submitted to the voters a one-eighth of one percent retail sales tax for funding economic development projects within the area bounded by 9th Street on the north, Gregory Boulevard on the south, Paseo Boulevard on the west and Indiana Avenue on the east, said tax to last for ten years; and

WHEREAS, on April 4, 2017, a majority of Kansas City, Missouri voters approved the “Central City Economic Development Sales Tax;” and

WHEREAS, the City Council desires to submit to the voters a renewal of the central city economic development sales tax for a new ten-year period; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

**Section 1. ELECTION CALLED.** That an election is called on November 3, 2026, for the purpose of submitting to the voters of Kansas City the question of renewing an economic development sales tax devoted to projects located within the area bounded by 9th Street on the north; Gregory Boulevard on the south; The Paseo on the west; and Indiana Avenue on the east.

**Section 2. BALLOT TITLE.** The ballot title for the sales tax proposition shall be:

QUESTION \_\_\_\_  
(Central City Economic Development Sales Tax)

SHALL THE FOLLOWING BE APPROVED?

Shall the City of Kansas City be authorized to renew a sales tax authorized by Section 67.1305 of the Revised Statutes of Missouri for a period of 10 years at a rate of 1/8% to be used for funding economic development projects within the area bounded by 9th Street on the north; Gregory Boulevard on the south; The Paseo on the west; and Indiana Avenue on the east, which may include the retirement of debt under previously authorized bonded indebtedness or to repay bonds not yet issued?

This sales tax would continue the existing sales tax authorized by Section 67.1305 of the Revised Statutes of Missouri and scheduled to expire on September 30, 2027.

**Section 3. ELECTION NOTICE.** The Notice of Election shall read as follows:

NOTICE OF ELECTION  
CITY OF KANSAS CITY, MISSOURI

Notice is given to the qualified voters of the City of Kansas City, Missouri, that the City Council of the City has called a special election to be held in the City on November 3, 2026, commencing at 6:00 A.M. and closing at 7:00 P.M., on the questions contained in the following sample ballot:

---

OFFICIAL BALLOT CITY OF KANSAS CITY  
GENERAL ELECTION  
NOVEMBER 3, 2026

QUESTION \_\_\_\_  
(Central City Economic Development Sales Tax)

SHALL THE FOLLOWING BE APPROVED?

Shall the City of Kansas City be authorized to renew a sales tax authorized by Section 67.1305 of the Revised Statutes of Missouri for a period of 10 years at a rate of 1/8% to be used for funding economic development projects within the area bounded by 9th Street on the north; Gregory Boulevard on the south; The Paseo on the west; and Indiana Avenue on the east, which may include the retirement of debt under previously authorized bonded indebtedness or to repay bonds not yet issued?

This sales tax would continue the existing sales tax authorized by Section 67.1305 of the Revised Statutes of Missouri and scheduled to expire on September 30, 2027.

YES \_\_\_\_\_  
NO \_\_\_\_\_

Instructions to voters will be supplied by the election authorities.

---

A complete copy of Ordinance No. \_\_\_\_\_ submitting this question to the electorate is on file in the Office of the City Clerk of Kansas City, Missouri, and is open for inspection and copying.

The election will be held at the following polling places in the City of Kansas City, Missouri:  
[insert list in last publication only]

---

I hereby certify that the foregoing is the legal notice to be published pursuant to Section 115.127, RSMo, as amended.

Given under my hand and the official seal of the Kansas City, Missouri, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

(SEAL)

---

MARILYN SANDERS  
City Clerk of Kansas City, Missouri

Before me, a notary public, personally appeared Marilyn Sanders, to me known to be the City Clerk of the City of Kansas City, Missouri, and the person who acknowledged to me that she executed the same for the purposes therein stated.

---

Notary Public

My commission expires: \_\_\_\_\_

**Section 4. NOTICE TO ELECTION AUTHORITIES BY CITY CLERK.** That following passage of this ordinance the City Clerk shall deliver certified copies of this ordinance and notice of election to the Clerk of Cass County, Board of Election Commissioners of Clay County, Board of Election Commissioners of Kansas City, and Board of Election Commissioners of Platte County, not later than August 25, 2026, which shall be the authority of each election authority of the City to submit the amendment to the electors of Kansas City and to give public notice as provided by law.

**Section 5. ENACTMENT OF SALES TAX.** That contingent upon the approval of the voters, Article VII, entitled "Sales Taxes," of Chapter 68 of the Code of Ordinances, entitled "Taxation," is amended by enacting a new Section 68-449.1, to read as follows:

**Sec. 68-449.1. - Imposition of tax (Central City Economic Development Sales Tax 2027).**

(a) *Sales tax enacted.* Pursuant to the authority granted by and subject to the provisions of RSMo § 67.1305, a tax for the benefit of the city is hereby imposed upon all sellers for the privilege of engaging in the business of selling tangible personal property or rendering taxable services at retail to the extent and in the manner provided in RSMo §§ 144.010—144.525, and the rules and regulations of the director of revenue issued pursuant thereto. The rate of the tax shall be 1/8 percent on the receipts from the sale at retail of all tangible personal property or taxable services at retail within the city, if such property and such services are subject to taxation by the state under the provisions of RSMo §§ 144.010—144.525. The tax shall become effective October 1, 2027, for a period of 10 years and shall apply to all sales made after September 30, 2027, and shall be collected as provided in RSMo § 67.1305.

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

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

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

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

increment financing district, neighborhood improvement district, or community improvement district.

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

(f) *Assistance of strategic long-term planner.* Without utilization of revenues from this sales tax, the economic development tax board may be provided with an experienced long-term strategic planner to assist it in carrying out its responsibilities. In addition to other assigned responsibilities, the strategic long-term planner will assist the economic development tax board with analyzing all of the criteria listed above in subsection 68-449.1(c)(4), as well as with the preparation of a chronological timeline of activities related to the assessment of proposed projects, an evaluation presented in an easily understood format compiling relevant data regarding each proposed project's impacts on population growth or decline, economic impact, economic impact on the tax base, a detailed listing of the individual and business organizations working on the proposed project and a detailed compilation of resources related to the proposed project and any cross benefits to be derived from the proposed project.

**Section 6. REIMBURSEMENT FROM BONDS.** The City may make expenditures on and after the date of adoption of this Ordinance in connection with the projects, and the City intends to reimburse itself for such expenditures with the proceeds of the Bonds.

**Section 7. NOTICE TO DIRECTOR OF REVENUE BY CITY CLERK.** If approved by the voters, the City Clerk shall, within 10 days after the approval, forward to the Missouri Director of Revenue by United States registered or certified mail, a certified copy of this ordinance together with certifications of the election returns accompanied by a map of the City clearly showing its boundaries.

**Section 8. ACCELERATED EFFECTIVE DATE RECOGNIZED.** This ordinance, providing for the submission of a question to the people of Kansas City, Missouri, is hereby recognized to be an ordinance with an accelerated effective date within the meaning of Section 503(a)(3)(A) of the City Charter because it calls an election and provides for the submission of a proposal to the people; and as such shall become effective immediately following approval by the Mayor, or five days after passage if no action is taken by the Mayor to approve or veto the ordinance.

..end

---

Approved as to form:

---

Samuel Miller  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260485

Submitted Department/Preparer: Finance

Revised 01/30/25

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

Calling an election on November 3, 2026, for the purpose of renewing a one-eighth cent central city economic development sales tax for ten years; enacting the sales tax contingent upon voter approval; directing the City Clerk to provide notice of the election; directing the City Clerk to provide notice to the Director of Revenue if the sales tax question is passed by the voters; and recognizing an accelerated effective date.

### Discussion

Section 67.1305 of the Revised Statutes of Missouri authorizes the City to impose a retail sales tax not to exceed one-half of one percent if the imposition of such a retail sales tax is submitted to, and then approved by, a majority of the votes cast.

Ordinance No. 160861, As Amended, submitted to the voters a one-eighth of one percent retail sales tax for funding economic development projects within the area bounded by 9th Street on the north, Gregory Boulevard on the south, Paseo Boulevard on the west and Indiana Avenue on the east, said tax to last for ten years.

On April 4, 2017, a majority of Kansas City, Missouri voters approved the "Central City Economic Development Sales Tax.

The City Council desires to submit to the voters a renewal of the central city economic development sales tax for a new ten-year period.

### Fiscal Impact

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

2. What is the funding source?  
Central City Sales Tax Fund - 2200
3. How does the legislation affect the current fiscal year?  
This legislation proposes a ballot initiative to renew the 1/8<sup>th</sup> cent Sales Tax for a 10 year period. The sales tax is existing for Fiscal Year 2026-27 so this does not affect 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.  
This legislation proposes renewing the sales tax for an additional 10 years which would affect future fiscal years.
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)**

This Ordinance has no direct fiscal impact in this Fiscal Year. This would put a 10 year renewal on the ballot to ensure this sales tax is levied in future Fiscal Years.

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Ensure City Government is responsive, representative, engaged, and transparent; particularly when faced with unforeseen challenges.

- Operate an efficient City government workforce through effective employee recruitment, development, retention, and engagement.
- Present a realistic view of financial indicators for improved communications on impact to the City.

## Prior Legislation

Ordinance No. 160861, As Amended

## Service Level Impacts

This legislation would allow for maintained service levels provided by the funding from the Central City Sales tax levy subject to vote approval of an additional 10 year term.

## Staff Recommendation

Finance Department

Select One:  Sponsored  
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

[Click or tap here to provide reasoning.](#)

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
N/A
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
N/A

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

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 #: 260486**

ORDINANCE NO. 260486

Sponsor(s): Councilmember Andrea Bough and Mayor Quinton Lucas

Amending the Plaza Bowl Overlay, which was created by Committee Substitute for Ordinance No. 190100 and amended by Ordinance No. 220729, and which establishes use and height regulations for the area generally located on the south and north sides of W. 47th Street (extending northerly to the north side of W. 46th Terrace), between Madison Avenue on the west and Mill Creek Parkway on the east, in order to remove two parcels generally located on the east side of Wyandotte Street and between W. 46th Terrace on the north and W. 47th Street on the south from the overlay district.

WHEREAS, The Plaza Bowl Overlay District was created to establish use restrictions and height regulations for certain property on the Country Club Plaza; and

WHEREAS, Ordinance No. 260443 rezones certain properties on the Country Club Plaza to District MPD (Master Plan Development) and approves a preliminary plan that includes design guidelines and establishes maximum heights for the property included in the plan; and

WHEREAS, the plan includes two parcels that are currently included in the Plaza Bowl Overlay District, and legally described as:

Parcel 1: ALL OF LOT 67, except the South 9 feet thereof, COUNTRY CLUB PLAZA, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; and

Parcel 2: LOT 68, COUNTRY CLUB PLAZA, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; and

WHEREAS, the City Council desires to remove the two parcels described above from the Plaza Bowl Overlay District as those parcels will be regulated by the MPD plan proposed by Ordinance No. 260443; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning & Development Code, is hereby amended by amending the Special Character Overlay District, for the area generally located on the south and north sides of

47th Street (extending northerly to the north side of 46th Terrace), between Madison Avenue on the west and Mill Creek Parkway on the east, said section legally described as:

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

770 W 47th St Plaza Steppes all of Lot 1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4630 Wornall Rd Wornall Park Lots 66 & 67 also NE 1/2 vac alley ly nwly & adjsd lot

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

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

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

The amended Plaza Bowl Overlay District is outlined on a map marked Section 88-20A-1540, attached hereto and made a part hereof, is hereby adopted as part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That the regulations applicable to property within the Plaza Bowl Overlay District are as follows:

### **Plaza Bowl Overlay District**

#### **Background**

Since its development nearly 100 years ago, the Plaza area has been an important internationally recognized historic area due to the unique architecture and design, mix of thriving

residential, commercial, cultural and educational uses, continuous care by its property ownership, and city-wide public interest in maintaining this cultural icon.

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

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

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

The original Plaza Plan and the 2016 revision both recommend continuation of this design concept, referred to as the "Bowl Concept," through the regulation of building heights in the Plaza area. For certain properties on Main Street, building heights have been established through the Main Corridor Overlay. For properties within the Country Club Plaza, height and use regulations are established by a 2016 text amendment to the Zoning & Development Code that was enacted at the request of the previous owner of the Country Club Plaza and continues to be supported by the current owner. The Plaza Bowl Overlay Height and Use Boundary map depicts appropriate building heights for locations within the overlay.

### **Plaza Bowl Overlay**

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

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

The proposed overlay would:

- i. Designate building heights for each parcel.

- ii. Specify whether land uses are permitted outright, allowed with special use permit approval, or prohibited.

### **1. Purpose**

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

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

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

This overlay is also intended to:

Maintain and promote the economic vitality of the area;

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

Stabilize property values and reduce investment risks;

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

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

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

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

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

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

### **Applicability**

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

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

5. Existing development on properties zoned UR shall comply with the approved UR development plan and shall therefore be exempt from the regulations of this document. However, if property is rezoned or an amendment to an approved development plan is required, regulations of this document shall be met.
6. Pursuant to Chapter 88, Code of Ordinances, 88-517 Development Plan Review and Approval, 88-518 Project Plan Review and Approval, and 88-520 Master Planned Developments, and notwithstanding Sec. 88-517-09-C, the City Council may approve reasonable deviations to the height limitations set forth by this overlay, in conjunction with an approved development plan or project plan, if the proposed use is consistent with the zoning of the property as allowed under this overlay district ordinance.

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

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

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

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

## 5. **Governance**

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

regulations) and the zoning map amendment procedures 88-515 (to establish the district on the zoning map).

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

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

## **6. Plaza Bowl Overlay Uses**

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

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

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

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

a. **PLAZA BOWL OVERLAY USE TABLE**

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

b. **USE CLASSIFICATION SYSTEM**

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

c. **PERMITTED USES**

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

d. **SPECIAL USES**

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

e. **PROHIBITED USES**

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

f. **USE STANDARDS**

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

**Plaza Bowl Overlay Use Table**

**USE GROUP**

Use Category  
specific use type

Use-Specific  
Standard

**RESIDENTIAL**

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

**Group Living**

**PUBLIC/CIVIC**

**Bicycle-Sharing Facility**

**Club, Lodge, or Fraternal  
Organization**

**College/University**

**Day Care**

*Home-based (1-5)*

*Family (up to 10)*

*Group (up to 20)*

<b>Prohibited</b>	
<b>Permitted</b>	<b>88-323</b>
<b>Permitted</b>	
<b>SUP</b>	
<b>Permitted</b>	<b>88-322</b>
<b>SUP on Ground Floor</b>	<b>88-365</b>
<b>Permitted Above Ground Floor</b>	
<b>SUP on Ground Floor</b>	<b>88-365</b>
<b>Permitted Above Ground Floor</b>	
<b>SUP on Ground Floor</b>	
<b>Permitted Above Ground Floor</b>	
<b>SUP on Ground Floor</b>	<b>88-330-01</b>
<b>Permitted Above Ground Floor</b>	
<b>SUP on Ground Floor</b>	<b>88-330-02</b>
<b>Permitted Above Ground</b>	

**Plaza Bowl Overlay Use Table**

**USE GROUP**

**Use Category**  
*specific use type*

**Use-Specific  
Standard**

<i>Center (21+)</i>	<b>Floor</b>	
	<b>SUP on Ground Floor</b>	<b>88-330-02</b>
	<b>Permitted Above Ground Floor</b>	
<b>Hospital</b>	<b>SUP on Ground Floor</b>	
	<b>Permitted Above Ground Floor</b>	
<b>Library/Museum/Cultural Exhibit</b>	<b>Permitted</b>	<b>88-365</b>
<b>Park/Recreation</b>	<b>Permitted</b>	
<b>Religious Assembly</b>	<b>Permitted</b>	<b>88-365</b>
<i>Fire station</i>	<b>Prohibited</b>	
<i>Police station</i>	<b>Permitted</b>	<b>88-365</b>
<i>Ambulance service</i>	<b>Prohibited</b>	
<b>School</b>	<b>SUP on Ground Floor</b>	<b>88-365</b>
	<b>Permitted Above Ground Floor</b>	
<b>Utilities and Services (except as noted below)</b>	<b>SUP</b>	
<i>Basic, minor</i>	<b>Permitted</b>	<b>88-425-08-B</b>
<b>COMMERCIAL</b>		
<b>Adult Business</b>	<b>Prohibited</b>	
<i>Adult media store</i>	<b>Prohibited</b>	
<i>Adult motion picture theater</i>	<b>Prohibited</b>	
<i>Sex shop</i>		
<b>Animal Service</b>	<b>Permitted</b>	<b>88-315</b>
<i>Sales and grooming</i>	<b>Prohibited</b>	
<i>Shelter or boarding</i>	<b>Prohibited</b>	
<i>Stable</i>	<b>Permitted</b>	<b>88-315</b>
<i>Veterinary Office</i>	<b>Permitted</b>	
<b>Artist Work or Sales Space</b>	<b>SUP</b>	
<b>Building Maintenance Service</b>	<b>Permitted</b>	
<b>Business Equipment Sales and Service</b>	<b>Permitted</b>	
<b>Business Support Service(except as noted below)</b>	<b>Permitted</b>	
<i>Day labor employment agency</i>	<b>Prohibited</b>	
<b>Communications Service</b>	<b>Permitted</b>	
<b>Establishments</b>	<b>Permitted</b>	
<b>Drive-Through Facility</b>	<b>Permitted</b>	<b>88-338 &amp;</b>

**Plaza Bowl Overlay Use Table**

**USE GROUP**

**Use Category**  
*specific use type*

**Use-Specific  
Standard**

	<b>88-340</b>
<b>Eating and Drinking Establishments</b> (except as noted below)	<b>Permitted</b>
<i>Tavern or nightclub</i>	<b>Permitted</b>
<b>Entertainment and Spectator Sports</b>	
<i>Indoor small venue (1–149 capacity)</i>	<b>SUP on Ground Floor Permitted Above Ground Floor</b>
<i>Indoor medium venue (150–499 capacity)</i>	<b>SUP on Ground Floor Permitted Above Ground Floor</b>
<i>Indoor large venue (500+ capacity)</i>	<b>SUP on Ground Floor Permitted Above Ground Floor</b>
<i>Outdoor (all sizes)</i>	<b>SUP</b>
<b>Financial Services</b> (except as noted below)	<b>Permitted</b>
<i>Pawn shop</i>	<b>Prohibited</b>
<i>Short-term loan establishment</i>	<b>Prohibited</b>
<b>Food and Beverage Retail Sales</b>	<b>Permitted</b>
<b>Funeral and Interment Service</b>	
<i>Cemetery/columbarium/mausoleum</i>	<b>Prohibited</b>
<i>Cremating</i>	<b>Prohibited</b>
<i>Undertaking</i>	<b>Prohibited</b>
<b>Gasoline and Fuel Sales</b>	<b>SUP</b>
<b>Lodging</b>	
<i>Bed and breakfast</i>	<b>SUP on Ground Floor Permitted Above Ground Floor</b>
<i>Hotel/motel</i>	<b>Permitted</b>
<i>Recreational vehicle park</i>	<b>Prohibited</b>
<b>Mobile Vendor Park</b>	<b>Prohibited</b>
<b>Office, Administrative, Professional or General</b>	<b>Permitted</b>
<b>Office, Medical</b>	<b>Permitted</b>
<i>Blood/plasma center</i>	<b>SUP</b>
<b>Parking, Accessory</b>	<b>Permitted</b> <b>88-323</b>
<b>Parking, Non-accessory</b>	<b>Permitted</b>

**Plaza Bowl Overlay Use Table**

**USE GROUP**

**Use Category**  
*specific use type*

	Use-Specific Standard	
<b>Personal Improvement Service</b>	Permitted	
<b>Repair or Laundry Service, Consumer</b>	Permitted	
<b>Research Service</b>	Permitted	
<b>Retail Sales</b>	Permitted	
<b>Reuse of designated historic landmark (local or national)</b>	Permitted/ SUP	
<b>Sports and Recreation, Participant</b>		
<i>Indoor</i>	Permitted	
<i>Outdoor</i>	Permitted	
<b>Vehicle Sales and Service</b>		
<i>Car wash/cleaning service</i>	Permitted if within a parking structure, otherwise SUP	
<i>Heavy equipment sales/rental</i>	Prohibited	
<i>Light equipment sales/rental (indoor)</i>	Permitted	
<i>Light equipment sales/rental (outdoor)</i>	Permitted if within a parking structure, otherwise SUP	
<i>Motor vehicle repair, limited</i>	SUP	
<i>Motor vehicle repair, general</i>	SUP	
<i>Vehicle storage/towing</i>	Prohibited	
<b>INDUSTRIAL</b>		
<b>Manufacturing, Production and Industrial Service</b>		
<i>Artisan</i>	Permitted	
<i>Artisanal Food and Beverage Manufacturing</i>	Permitted	
<i>Catering Establishments</i>	Permitted	
<i>Limited</i>	Prohibited	
<i>General</i>	Prohibited	
<i>Intensive</i>	Prohibited	
<b>Outdoor Display</b>		
<i>Class A</i>	Permitted	88-435-02
<i>Class B</i>	Prohibited	
<b>Outdoor Storage</b>		
<i>Principal</i>	Prohibited	
<i>Accessory</i>	Prohibited	

**Plaza Bowl Overlay Use Table**

**USE GROUP**

**Use Category**  
*specific use type*

**Use-Specific  
Standard**

**Recycling Service**

*Limited*

Prohibited	
Prohibited	

**Residential Storage Warehouse**

**Warehousing, Wholesaling, Freight  
Movement**

*Indoor*

*Outdoor*

Prohibited	
Prohibited	

**AGRICULTURE**

**Agriculture, Animal**

**Agriculture, Crop**

**Agriculture, Urban**

*Home garden*

*Community garden*

*Community-supported agriculture  
(CSA) farm*

Prohibited	
Prohibited	

Permitted	88-312-02
Prohibited	
Prohibited	

**ACCESSORY SERVICES**

**Wireless Communication Facility**

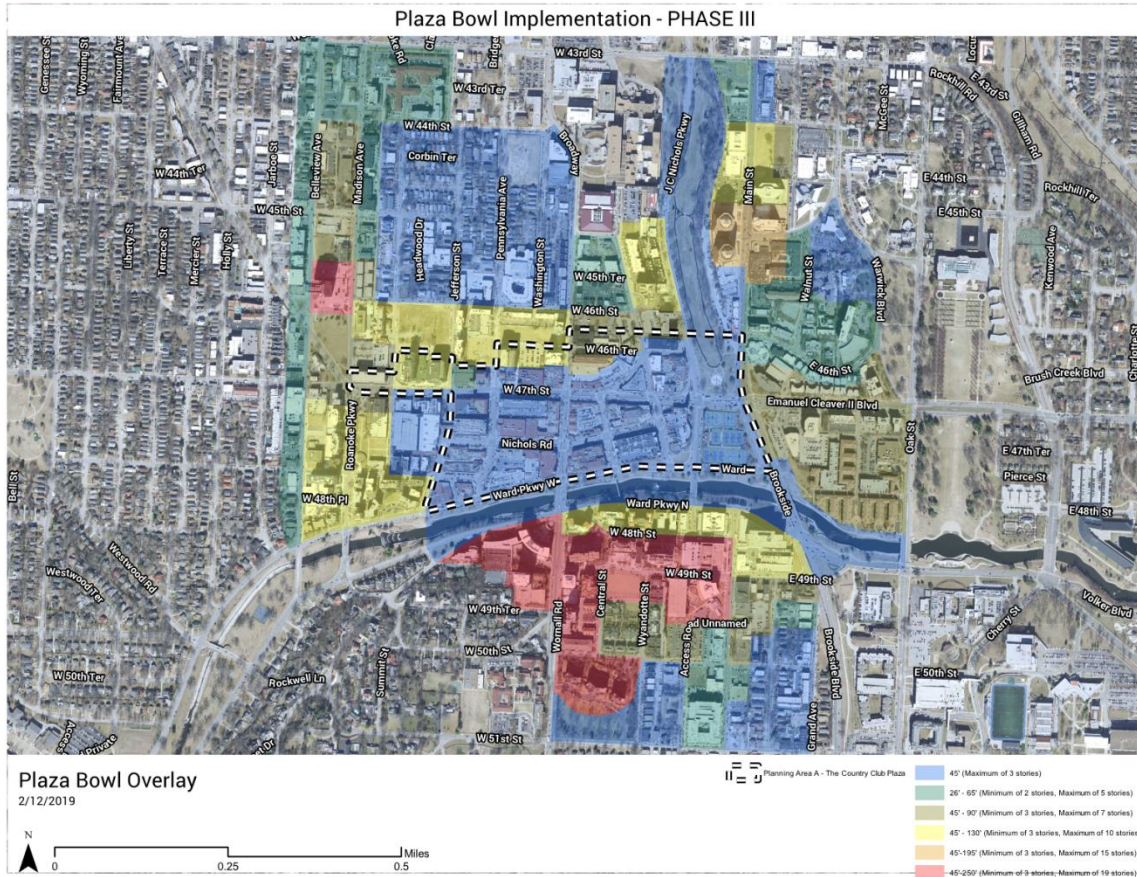
*Freestanding*

*Co-located antenna*

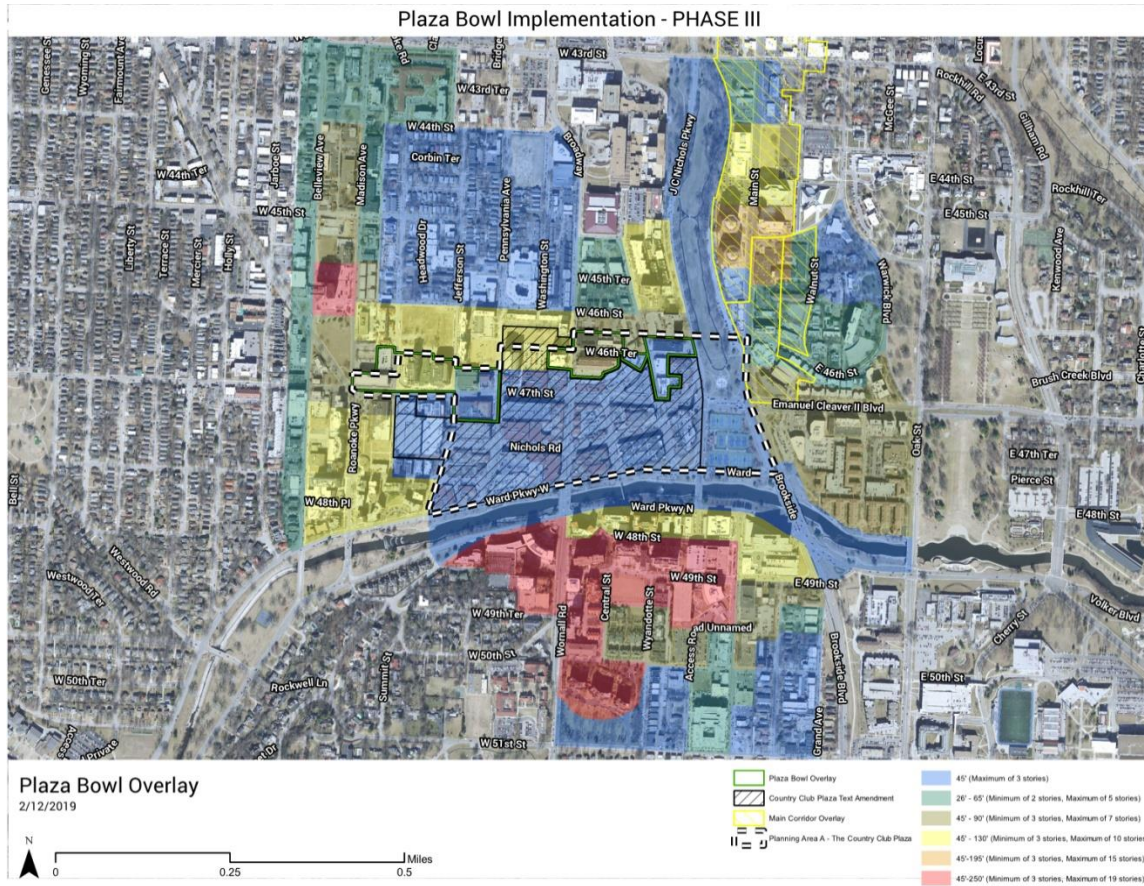
Prohibited	
SUP	88-385

**Plaza Bowl Overlay Height Restrictions**

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









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

..end

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

Secretary, City Plan Commission

Approved as to form :

Sarah Baxter  
 Senior Associate t City Attorney

**No Docket  
Memo  
For Ordinance**

**260486**



---

**File #: 260065**

---

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 260065

Sponsor: Mayor Quinton Lucas  
**COMMITTEE SUBSTITUTE**

Directing the City Manager to assign costs incurred by the Board of Police Commissioners beyond the twenty-five (25) percent annual budget threshold in Mo. Rev. Stat. 84.730 to a new fund entitled “KCPD Overage Fund” and establishing said fund in the books and records of the City; directing the City Manager to negotiate with the Board of Police Commissioners a process for Council approval of costs related to Board of Police Commissioners established settlement agreements, including settlements with costs structured over future budget cycles; and directing the City Manager to include an appropriation of \$5,900,000.00 in the FY2026-2027 submitted budget from the KCPD Overage Fund for legal settlements and subjecting such payments to the council ordinance process.

WHEREAS, Kansas City is required to provide no more than one-fourth of the general revenue to the Kansas City Police Department, pursuant to Chapter 84.730 of the Missouri Revised Statutes; and

WHEREAS, the Kansas City Police Department is governed by the Board of Police Commissioners appointed by the Governor of Missouri, pursuant to Chapter 84.350 of the Missouri Revised Statutes; and

WHEREAS, while the Board of Police Commissioners has exclusive operational control over the Kansas City Police Department, City Council has the responsibility to appropriate funds and provide fiscal oversight on behalf of Kansas City taxpayers; and

WHEREAS, the City Council has the responsibility to approve the annual budget, including the yearly funding appropriation for the Board of Police Commissioners; and

WHEREAS, pursuant to Missouri Revised Statutes Section 84.730, City Council is not required to appropriate amounts exceeding one-fourth of the general revenue fund in any fiscal year to the Board of Police Commissioners; and

WHEREAS, the Board of Police Commissioners periodically makes funding requests above and beyond the required one-fourth funding allocation, including requests for settlements and judgments from litigation involving the department; and

WHEREAS, the Board of Police Commissioners in its 2026-2027 Requested Budget seeks funding beyond the required one-fourth funding allocation mandated by state law; and

WHEREAS, the Board of Police Commissioners in its 2026-2027 Requested Budget seeks funding beyond the required one-fourth funding allocation mandated by state law to address costs from legal settlements previously approved by the Board of Police Commissioners with fiscal impact in future years and budget cycles; and

WHEREAS, City Council has received no information on the nature, size, or scope of structured legal settlements impacting this and future years and budget cycles seeking appropriations in excess of state statutory mandate; and

WHEREAS, the City has established procedures for review of costs arising from legal settlements and has responsibility for properly anticipating and budgeting future costs to the City, including seven- and eight-figure legal settlement costs approved by the Board of Police Commissioners; and

WHEREAS, the City desires to reduce the detrimental effect of structured legal settlement costs impacting the current and future years and budget cycles on policing and public safety in Kansas City; NOW, THEREFORE,

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

Section 1. The City Manager is directed to assign costs incurred by the Board of Police Commissioners beyond the twenty-five (25) percent annual budget threshold in Mo. Rev. Stat. 84.730 to a new fund, entitled “KCPD Overage Fund,” which is hereby established on the books and records of the City of Kansas City.

Section 2. The City Manager is directed to negotiate with the Board of Police Commissioners a process for Council approval of costs related to Board of Police Commissioners approved settlement agreements, including settlements with costs structured over future budget cycles.

Section 3. The City Manager is directed to budget an appropriation consistent with the Board of Police Commissioners FY 2026-2027 request for legal settlements in the amount of \$5,900,000.00 to the KCPD Overage Fund, assigning requisitioning authority to the Director of Finance, and subjecting such payments to the Council ordinance process.

..end

---

Approved as to form:

---

Samuel Miller

Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260065

Submitted Department/Preparer: Mayor/Council's Office

Revised 12/03/25

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

### Executive Summary

Directing the City Manager to assign costs beyond the twenty-five (25) percent annual budget threshold in Mo. Rev. Stat. 84.730 for previously approved Board of Police Commissioners legal settlements to the City's Legal Expense Fund rather than the submitted Kansas City Police Department Budget; retaining requisitioning authority with the City Attorney; directing the City Manager to negotiate with the Board of Police Commissioners a process for Council approval of costs related to Board of Police Commissioners established settlement agreements, including settlements with costs structured over future budget cycles.

### Discussion

Kansas City is required to provide no more than one-fourth of the general revenue to the Kansas City Police Department, pursuant to Chapter 84.730 of the Missouri Revised Statutes. The Kansas City Police Department is governed by the Board of Police Commissioners appointed by the Governor of Missouri, pursuant to Chapter 84.350 of the Missouri Revised Statutes; and

While the Board of Police Commissioners has exclusive operational control over the Kansas City Police Department, City Council has the responsibility to appropriate funds and provide fiscal oversight on behalf of Kansas City taxpayers. The City Council has the responsibility to approve the annual budget, including the yearly funding appropriation for the Board of Police Commissioners. Pursuant to Missouri Revised Statutes Section 84.730, City Council is not required to appropriate amounts exceeding one-fourth of the general revenue fund in any fiscal year to the Board of Police Commissioners. The Board of Police Commissioners periodically makes funding requests above and beyond the required one-fourth funding allocation, including requests for settlements and judgments from litigation involving the department. Board of Police Commissioners in its 2026-2027 Requested Budget seeks funding beyond the required one-fourth funding allocation mandated by state law.

The Board of Police Commissioners in its 2026-2027 Requested Budget seeks funding beyond the required one-fourth funding allocation mandated by state law to address costs from legal settlements previously approved by the Board of Police Commissioners with fiscal impact in future years and budget cycles. City Council has received no information on the nature, size, or scope of structured legal settlements impacting this and future years and budget cycles seeking appropriations in excess of state statutory mandate. The City has established procedures for review of costs arising from legal settlements and has responsibility for properly anticipating and budgeting future costs to the City, including seven- and eight-figure legal settlement costs approved by the Board of Police Commissioners. The City desires to reduce the detrimental effect of structured legal settlement costs impacting the current and future years and budget cycles on policing and public safety in Kansas City.

## Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
The ordinance itself does not require a funding source upon adoption. The City Manager would be directed to identify funding above the City's statutory contributions in order to fund legal settlements entered into by the Board of Police Commissioners in future fiscal years.
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.  
Yes. The legislation would direct the City Manager to identify future funding for legal settlements beyond what the City already appropriates to the Board of Police Commissioners on an annual basis. This would have both one-time and recurring costs, assuming certain BOPC settlements are structured to provide multi-year payments.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No

2. This fund has a structural imbalance.  Yes  No
3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

This legislation does not appropriate funds, but provides directions on where to appropriate existing and future funds.

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
  - Engage in workforce planning including employee recruitment, development, retention, and engagement.
  - Foster a solutions-oriented, welcoming culture for employees and City Partners.
  - 
  - 
  -

**Prior Legislation**

City Budget Ordinance, e.g. Ordinance 250175

**Service Level Impacts**

Additional budget items beyond the City's statutory contribution to the BOPC could have a negative fiscal impact on the City's General Fund or other funds depending on the source(s) identified by the City Manager.

**Staff Recommendation**

Law Department

Select One:  Sponsored  
 Directive: Res/Ord # 260065

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

Click or tap here to provide reasoning.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
N/A
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A

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

This legislation would facilitate an agreement for funding of BOPC legal settlements such that the City may have more involvement in the budgeting of those claims.

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 #: 260071**

---

RESOLUTION NO. 260071

Sponsor: Mayor Quinton Lucas

**RESOLUTION** - Directing the City Manager to review site, design, and acquisition matters for the purpose of designing and constructing a Midtown Justice Campus, a co-location of the Kansas City Police Department Central Patrol Division and the Community Resource Center, and report back to City Council within 30 days.

WHEREAS, the City Council has discussed the benefits of co-locating the Kansas City Police Department's Central Patrol Division and the proposed Community Resource Center; and

WHEREAS, co-locating both facilities as the Midtown Justice Campus in areas on and around the current Central Patrol Division site would provide significant cost savings to taxpayers, potentially in the tens of millions of dollars; and

WHEREAS, a joint project at this site would eliminate the need for a separate supplemental parking structure, reduce redundant site work, and streamline planning, procurement, and construction processes; and

WHEREAS, this approach presents a cost-effective solution for taxpayers with attention to security and existing site control; NOW, THEREFORE,

**BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That the City Manager is directed to review site, design, and acquisition matters for the purpose of designing and constructing a Midtown Justice Campus, including working with contracted design professionals to develop a plan for co-locating the Kansas City Police Department Central Patrol Division and the Community Resource Center in areas on and around the current Central Patrol Division site.

Section 2. The City Manager shall report back to the City Council on the progress within 30 days.

..end



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260071

Submitted Department/Preparer: Mayor/Council's Office

Revised 12/03/25

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

### Executive Summary

Directing the City Manager to review site, design, and acquisition matters for the purpose of designing and constructing a Midtown Justice Campus, a co-location of the Kansas City Police Department Central Patrol Division and the Community Resource Center, and report back to City Council within 30 days.

### Discussion

The City Council has discussed the benefits of co-locating the Kansas City Police Department's Central Patrol Division and the proposed Community Resource Center; and

Co-locating both facilities as the Midtown Justice Campus in areas on and around the current Central Patrol Division site would provide significant cost savings to taxpayers, potentially in the tens of millions of dollars; and

A joint project at this site would eliminate the need for a separate supplemental parking structure, reduce redundant site work, and streamline planning, procurement, and construction processes; and

This approach presents a cost-effective solution for taxpayers with attention to security and existing site control.

### Fiscal Impact

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

n/a

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)

This legislation does not appropriate funds.

## Citywide Business Plan (CWBP) Impact

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

2. Which CWBP goal is most impacted by this legislation?  
Public Safety (Press tab after selecting.)

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

- Engage the community and community partners to reimagine the system of public safety with a focus on evidence-based approaches for crime prevention, treatment of mental health, emergency response time, and the criminal justice system.
- Focus on violence prevention among all age groups, placing an emphasis on youth.
- Increase fairness, justice, and responsiveness of our municipal criminal justice system to support the best possible outcome for offenders and victims of crime.
- Reduce recidivism through prevention, deterrence, including detention, and re-entry services.

- Enhance employee recruitment, succession planning, and retention in the police and fire departments with a continued emphasis on diversity.
- 

## Prior Legislation

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

## Service Level Impacts

n/a

## Staff Recommendation

City Council

Select One:  Sponsored  
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

Click or tap here to provide reasoning.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Click or tap here to enter text.
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?  
Please Select (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 #: 260443**

ORDINANCE NO. 260443

Sponsor: City Manager’s Office

Rezoning an area of about 23.5 acres generally located at 4710 Jefferson Street from District B4-5 to District MPD and approving a development plan to allow for maintenance and redevelopment of the Country Club Plaza. (CD-CPC-2025-00164)

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-1523, rezoning an area of about 23.5 acres generally located at 4710 Jefferson Street from District B4-5 (Heavy Business) to District MPD (Master Planned Development) and approving a development plan to allow for maintenance and redevelopment of the Country Club Plaza, said section to read as follows:

Section 88-20A-1523. That an area legally described as:

TRACT 1: (Balcony - Block 2)

PARCEL A:

All that part of Lot 1, WORNALL PARK RESURVEY, a subdivision in Kansas City, Jackson County, Missouri, recorded July 17, 1986, as Document No. K-724383, in Plat Book 36 at Page 88 and described as follows: Beginning at the Southwest corner of said Lot 1; thence North 2 degrees 25 minutes 26 seconds East (this and all other bearings being in relation to the West line of Section 29, Township 49, Range 33 being North 2 degrees 25 minutes 26 seconds East) along the West line of said Lot 1, a distance of 58.25 feet; thence South 87 degrees 34 minutes 30 seconds East, 157.21 feet; thence North 72 degrees 24 minutes 02 seconds East, 55.57 feet, thence North 18 degrees 14 minutes 32 seconds West, 14.34 feet; thence North 71 degrees 37 minutes 48 seconds East, 21.77 feet; thence North 19 degrees 06 minutes 40 seconds West, 54.43 feet; thence North 71 degrees 47 minutes 02 seconds East, 56.18 feet; thence North 19 degrees 32 minutes 33 seconds West, 0.45 feet; thence North 70 degrees 28 minutes 06 seconds East, 9.44 feet; thence South 19 degrees 29 minutes 54 seconds East 0.48 feet; thence North 63 degrees 06 minutes 04 seconds East, 43.71 feet; thence North 41 degrees 12 minutes 03 seconds East, 26.55 feet; thence North 43 degrees

10 minutes 01 seconds East, 25.65 feet; thence North 32 degrees 10 minutes 05 seconds East, 17.63 feet to a point on the Northwest prolongation of the Southwesterly line of Lot 67, WORNALL PARK, a subdivision in said City, County, and State, according to the recorded plat thereof, recorded July 22, 1909, as Document No. 715298, in Plat Book 15 at Page 84, being also a point on the Northerly line of said Lot 1; thence South 60 degrees 12 minutes 23 seconds East along said Northerly line, a distance of 127.66 feet to the most Easterly corner of said Lot 1; thence generally Southwesterly along the Southeasterly line of said Lot 1, the following courses and distances; thence Southwesterly along a curve to the right having a radius of 303.37 feet, a central angle of 38 degrees 55 minutes 54 seconds and an initial tangent bearing of South 29 degrees 47 minutes 37 seconds West, an arc distance of 206.14 feet; thence South 19 degrees 05 minutes 08 seconds East along a jog in said line 3.34 feet; thence Southwesterly along a curve to the left, having a radius of 60.5 feet; a central angle of 46 degrees 04 minutes 13 seconds and an initial tangent bearing of South 56 degrees 23 minutes 26 seconds West an arc distance of 48.65 feet; thence South 10 degrees 19 minutes 13 seconds West, tangent to the last described curve, a distance of 9.42 feet to a point on the South line of said Lot 1; thence North 87 degrees 24 minutes 16 seconds West along said South line, a distance of 287.78 feet to the Point of Beginning.

**PARCEL B:**

A non-exclusive easement for ingress and egress as established in Document Number K-714870 in Book K-1539, Page 2231, over that part of the following described land lying within Lots 66 and 67 WORNALL PARK and the Easterly half of that part of the vacated alley lying West of, and adjacent to, said Lots 66 and 67: All of that part of Lots 65, 66 and 67, together with a portion of the vacated alley lying between Lot 65 and Lots 66 and 67, all in WORNALL PARK, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, recorded July 22, 1909, as Document No. 715298, in Plat Book 15 at Page 84, more particularly described as follows: Commencing at the Northeast corner of Lot 65; thence North 87 degrees 38 minutes 59 seconds West along the North line of Lot 65, said line being the South line of 46th Street Terrace as such street is now established, a distance of 20.00 feet to the Point of Beginning of a tract of land to be described; thence South 2 degrees 21 minutes 01 seconds West, perpendicular to the last course, a distance of 32.00 feet; thence South 87 degrees 38 minutes 59 seconds East, parallel to the South line of 46th Street Terrace, a distance of 28.00 feet; thence North 2 degrees 21 minutes 01 seconds East, perpendicular to the last course, a distance of 32.00 feet to a point on the South line of 46th Street Terrace; thence North 87 degrees 38 minutes 59 seconds West, along said South line a distance of 28.00 feet to the Point of Beginning.

**TRACT 2: (Neptune Garage)**

Description: This is a Resubdivision and Resurvey of all that Part of Lot 1, "Wornall Park Resurvey", a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, of said Lot 1 of the following described tract of land: Commencing at the northwest corner of said Lot 1, being also the point of intersection of the south right-of-way line of 46th Street Terrace with the east right-of-way of Broadway, as said streets are now established; thence South 87°39'42" East along the north line of said lot 1 and along said south right-of-way line, a distance of 8.54 feet to the true point of beginning of the tract of land to be herein described; thence South 2°24'43" West, a distance of 53.63 feet; thence North 87°35'17" West, a distance of 7.44 feet; thence South 2°24'43" West and parallel with the west line of said Lot 1, a distance of 112.28 feet; thence South 87°42'13" East, a distance of 183.69 feet; thence North 41°48'02" East, a distance of 28.58 feet; thence North 2°38'33" East, a distance of 17.06 feet; thence North 71°46'19" East, a distance of 58.04 feet; thence North 19°33'16" West, a distance of 0.45 feet; thence North 70°27'23" East, a distance of 9.44 feet; thence South 19°30'37" East, a distance of 0.48 feet; thence North 63°05'21" East, a distance of 43.71 feet; thence North 41°11'20" East, a distance of 17.86 feet; thence North 2°19'56" East, a distance of 67.50 feet to a point on the north line of said Lot 1, being also a point on the aforesaid south right-of-way line of 46th Street Terrace; thence North 87°39'42" West along said north line and along said south right-of-way line, a distance of 306.73 feet to the point of beginning. Containing 44,455 square feet or 1.02 acres, more or less.

**TRACT 3: (Court of Penguins - Block 15)**

All or parts of Lots 3 thru 8 and 11 thru 14, PENN PARK, a subdivision of land recorded September 5, 1905 as Document No. 539873, in Plat Book 13 at Page 42; all of Lot 10, PHILLIPS PLAZA, a subdivision of land, recorded March 26, 1929, as Document No. 407685, in Plat Book 23 at Page 95; part of the Northeast Quarter of the Southeast Quarter of Section 30, Township 49, Range 33, Kansas City, Jackson County, Missouri; and part of the vacated streets and alleys adjoining; being all that part of said quarter quarter bounded on the North by the South right-of-way line of Nichols Road, as now established on the East by the West right-of-way line of Pennsylvania Avenue, as now established; on the South by the North right-of-way line of 48th Street, as now established; and on the West by the East right-of-way line of Jefferson Street, as now established.

**TRACT 4: (Esplanade/Saks - Blocks 12 & 3)**

**PARCEL A:** All that part of the Southeast 1/4 of Section 30, Township 49, Range 33, in Kansas City, Jackson County, Missouri, lying West of Broadway Street, East of Pennsylvania Avenue, South of 47th Street and North of Nichols Road, EXCEPT that part thereof described as follows:

Beginning at the intersection of the West line of Broadway with the South line of 47th Street, as said streets are now established; thence South along said West line,

296.36 feet (296 feet, deed) to its intersection with the North line of Nichols Road, as now established; thence West along said North line, 462.21 feet (462 feet, deed) to its intersection with the West line of the East 6 feet of Pennsylvania Avenue, vacated by Ordinance No. 21101, passed January 14, 1957; thence North along said West line, 140.27 feet; thence East, deflecting 89 degrees 53 minutes 16 seconds to the right from the last described course, a distance of 207.88 feet; thence North, deflecting 89 degrees 54 minutes 30 seconds to the left from the last described course, 9.25 feet; thence East at right angles from the last described course, 90.16 feet; thence North at right angles from the last described course 1.90 feet; thence East at right angles from the last described course, 78.26 feet to a point on a line drawn 85.97 feet West of and parallel with said West line of Broadway; thence North along said parallel line, 144.55 feet to a point on the South line of said 47th Street; thence East along said South line, 85.97 feet to the Point of Beginning of said exception.

PARCEL B: All that part of the Northeast Quarter of the Southeast Quarter of Section 30, Township 49, Range 33, in Kansas City, Jackson County, Missouri, more particularly described as follows:

Beginning at the intersection of the West line of Broadway with the South line of 47th Street as said streets are now established; thence South along said West line, 296.36 feet (296 feet, deed) to its intersection with the North line of Nichols Road, as now established; thence West along said North line, 462.21 feet (462 feet, deed) to its intersection with the West line of the East 6 feet of Pennsylvania Avenue, vacated by Ordinance No. 21101, passed January 14, 1957; thence North along said West line, 140.27 feet; thence East, deflecting 89 degrees 53 minutes 16 seconds to the right from the last described course, a distance of 207.88 feet; thence North, deflecting 89 degrees 54 minutes 30 seconds to the left from the last described course, 9.25 feet; thence East at right angles from the last described course, 90.16 feet; thence North at right angles from the last described course, 1.90 feet; thence East at right angles from the last described course, 78.26 feet to a point on a line drawn 85.97 feet normally distant West of and parallel with said West line of Broadway; thence North along said parallel line 144.55 feet to a point on the South line of said 47th Street; thence East along said South line, 85.97 feet to the point of beginning.

TRACT 5: (Macy's Block formerly Barnes & Noble - Block 18)

Lot 114, LA SOLANA, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, recorded February 19, 1926, as Document No. 272274, in Plat Book 23 at Page 10.

TRACT 6: (Maintenance Shop)

The East 175 feet of the South 300 feet of Lot 2, MACKEY'S SUBDIVISION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded

plat thereof, recorded December 12, 1912, as Document No. 902282, in Plat Book 17 at Page 95.

**TRACT 7: (Millcreek - Block 1)**

Lots 65, 66, 69, 70, 71, 72 and 73, COUNTRY CLUB PLAZA, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, filed August 21, 1923, as Document No. 134590, in Plat Book 21 at Page 54, together with the vacated North 9.25 feet of Public Court lying South of and adjoining Lots 66 and 73.

**TRACT 8: (Nichols - Block 10)**

All or parts of Lot 28 and 45 thru 56, COUNTRY CLUB PLAZA, a subdivision of land recorded October 23, 1911, as Document No. 838840, in Plat Book 17 at Page 42 and recorded May 4, 1912, as Document No. 867946, in Plat Book 17 at Page 77, and parts of vacated streets adjoining, being all that part of the Northwest Quarter of the Southwest Quarter of Section 29, Township 49, Range 33, Kansas City, Jackson County, Missouri, bounded by the South right-of-way line of Nichols Road, as now established, on the North by the West right-of-way line of Central Street, as now established, on the East; by the North right-of-way line of Ward Parkway, as now established, on the South; and by the East right-of-way line of Wornall Road as now established, on the West.

**TRACT 9: (Plaza 211 formerly Halls - Block 9)**

Lot 79, COUNTRY CLUB PLAZA, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, recorded October 22, 1928, as Document No. 395117, in Plat Book 23 at Page 85.

**TRACT 10: (Plaza Central Shops - Block 11)**

All or parts of Lots 38 thru 44 and 57 thru 64, COUNTRY CLUB PLAZA, a subdivision of land recorded September 26, 1911 as Document No. 838840, in Plat Book 17 at Page 42 and recorded May 4, 1912, as Document No. 867946, in Plat Book 17 at Page 77, and parts of vacated streets adjoining, being all that part of the Northwest Quarter of the Southwest Quarter of Section 29, Township 49, Range 33, Kansas City, Jackson County, Missouri, bounded by the West right-of-way line of Central Street, as now established, on the East by the North right-of-way line of Nichols Road, as now established, on the South; by the East right-of-way line of Wornall Road, as now established, on the West; and by the South right-of-way line of 47th Street, as now established, on the North.

**TRACT 11: (Plaza Savings - Block 16)**

Lot 11, together with that portion of vacated Pennsylvania Avenue lying Easterly thereof and adjoining, PHILLIPS PLAZA, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, recorded March 26, 1929, as Document No. 407685, in Plat Book 23 at Page 95.

TRACT 12: (Seville Square - Blocks 13 & 14)

PARCEL A:

All that part of the Northeast Quarter of the Southeast Quarter of Section 30, Township 49, Range 33, including part of Lots 1 and 16, PENN PARK, a subdivision recorded September 5, 1905, as Document No. 539873, in Plat Book 13 at Page 42; including part of the vacated alley lying between said Lots 1 and 16 and including part of vacated Pennsylvania Avenue, all in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, and all being more particularly described as follows; Commencing at the intersection of the South right-of-way line of 47th Street (as established by Ordinance No, 47976, approved August 8, 1924) with the West right-of-way line of Pennsylvania Avenue as established by deed recorded under Document No. A-449481 in Book B-2979 at Page 410 and accepted by Kansas City by Ordinance recorded under Document No. A-449482 in Book B-2979 at Page 411; run thence South along the West right-of-way of said Pennsylvania Avenue 150 feet, run thence West at right angles to said West right-of-way line, 14 feet, more or less, to the existing West right-of-way line of said Pennsylvania Avenue, as widened by deed recorded under Document No. A-644303, in Book B-3413 at Page 361 and accepted by Kansas City by Ordinance recorded under Document No. A-638263 in Book B-3406 at Page 386 being the true Point of Beginning of the tract herein described; thence continuing West and along the South line of a tract conveyed to Skelly Oil Company by Document No. A-708238 recorded in Book B-3549 at Page 313, a distance of 248.36 feet, more or less, to the East right-of-way line of Jefferson Street, as now established; thence South along said East right-of-way line, 146.39 feet to the North right-of-way line of Nichols Road (formerly Alameda Road) as widened by deed recorded under Document No. A-644303, in Book B-3413 at Page 361 and accepted by Kansas City ordinance recorded as Document No, A-638263 in Book B-3406 at Page 386; thence East along said North right-of-way line, 247.80 feet to the existing West right-of-way line of said Pennsylvania Avenue; thence North along said existing West right-of-way line 146.02 feet to the Point of Beginning.

PARCEL B: (as an appurtenant easement to Parcel A)

A non-exclusive easement for ingress and egress as established as an appurtenant easement to Parcel A by Document No. A-708238 in Book B-3549 at Page 313, over the South 8 feet of the following described tract of Land: All that part of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty (30),

Township Forty-Nine (49), Range Thirty-three (33), in Kansas City, Jackson County, Missouri, described as follows:

Beginning at the point of intersection of the West line of Pennsylvania Avenue with the South line of 47th Street, as said Avenue and said Street were established in Kansas City, Missouri, on December 17, 1937; running thence South along the West line of said Pennsylvania Avenue a distance of one hundred fifty (150) feet to a point; running thence West at right angles to the last described course to the point intersection with the East line of Jefferson Street, as said Jefferson Street is now established in Kansas City, Missouri, running thence North along the East line of said Jefferson Street to the point of intersection with the South line of said 47th Street; running thence East along the South line of said 47th Street to the Point of Beginning.

PARCEL C:

All that part of the Northeast Quarter of the Southeast Quarter of Section 30, Township 49, Range 33, including part of Lots 13, 14, 15, 16 and 20 and all of Lots 21 through 28, both inclusive, PENN PARK, a subdivision recorded September 5, 1905, as Document No. 539873, in Plat Book 13 at Page 42 and including part of vacated Jefferson Street all in Kansas City, Jackson County, Missouri, according to the recorded plat thereof and all being more particularly described as follows: Beginning at a point in the West line of said Lot 20, being a point in the East line of an alley in said PENN PARK and 120 feet South of the South line of 47th Street as now established; thence Easterly and parallel with the South line of 47th Street, 221.64 feet to a point in the West line of Jefferson Street, as now established; thence South along the West line of Jefferson Street 336.69 feet to a point in the Easterly prolongation of the North line of Lot 29, PENN PARK; thence West along the North line of said Lot 29 and its Easterly prolongation, 167.53 feet to the Northwest corner of said Lot 29, said point being in the East line of the aforesaid alley; thence North along the East line of said alley, 320.71 feet to the Point of Beginning, together with the East half of the vacated alley West of and adjacent to Lots 21 through 28, both inclusive, PENN PARK; and all of Lots 35 through 44, both inclusive, and Lot 45, EXCEPT that part of said Lot 45 now in 47th Street, in PENN PARK, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, together with the West half of the vacated alley lying East of and adjacent to Lots 35 through 42, both inclusive, PENN PARK.

Together with that portion of vacated Jefferson Street adjoining said Parcel C, vacated pursuant to Ordinance No. 190127, recorded March 5, 2019 as Document No. 2019E0015334, amended by instrument recorded April 26, 2019 as Document No. 2019E0030289.

TRACT 13: (Swanson - Block 5)

PARCEL A:

Lots 1, 2 and 3, and all those parts of Lots 4, 5, 6, 7 and 8, Block 3, and Lot or Block B, ELMDALE, a subdivision of land in Kansas City, Jackson County, Missouri, recorded June 9, 1903, as Document No. 450349, in Plat Book 12 at Page 15, described as follows: Beginning at the point of intersection of the Northerly line of Ward Parkway, as established by Ordinance No. 7160 approved January 24, 1911, with the Easterly line of Wyandotte Street, as dedicated by the Plat of Lots 78 and 79 of COUNTRY CLUB PLAZA, a subdivision of land, in Plat Book B-23, at Page 85, Document No. A-395117, run Northwesterly along said Easterly line of Wyandotte Street 60 feet, thence Northeasterly at right angles to said Easterly line of Wyandotte Street 65 feet; thence Northwesterly parallel with said Easterly line of Wyandotte Street 88 feet; thence Southwesterly at right angles to said Easterly line of Wyandotte Street 65 feet to a point, in said street line; thence Northwesterly along said Easterly line of Wyandotte Street 77.66 feet to a point therein that is 225.66 feet from the Point of Beginning as measured along said Easterly street line; continuing thence Northwesterly along the prolongation of the last described course and the Easterly line of Wyandotte Street as granted and established by the instrument dated December 20, 1954, in Book B-4979 at Page 201, Document No. B-155497, a distance of 113.79 feet; thence continuing Northwesterly, North and Northeasterly along a curve to the right having a radius of 20 feet with the last described course as a tangent, a distance of 36.67 feet to a point in the South line of 47th Street and 40 feet South of the North line of the Southwest Quarter of Section 29, Township 49, Range 33; thence Easterly, Southerly along the North lines of Lot or Block B and of Lot 1, Block 3, ELMDALE, and the East lines of Lots 1, 2, 3, 4 and 5, Block 3, ELMDALE, to the point of intersection of the East line of said Lot 5 with the Northerly line of said Ward Parkway, as established by Ordinance No. 7160, at a point 280.27 feet South of the North line of the Southwest Quarter of Section 29, Township 49, Range 33; thence Southwesterly with said Parkway line along a curve to the right, having a radius of 100 feet with the last described course as a tangent and a central angle of 75 degrees 05 minutes 30 seconds, a distance of 131.06 feet; and thence Southwesterly along said Parkway line, tangent to the last described curve, to the Point of Beginning, together with that part of vacated 47th Street lying North and East and adjoining Lot 1 of the land.

PARCEL B:

All that part of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning in the Easterly line of Wyandotte Street, 60 feet Northerly from its intersection with the Northerly line of Ward Parkway as said Wyandotte Street and Ward Parkway are now established; thence Easterly at right angles with the Easterly line of said Wyandotte Street, 65 feet; thence Northerly parallel with said Wyandotte Street 88 feet; thence Westerly at right angles with the Easterly line of said Wyandotte Street, 65 feet to a point in the Easterly line of said Wyandotte Street; thence Southerly along the Easterly line of said Wyandotte Street 88 feet

to beginning; being part of Lots 4, 5 and 6, Block 3, and a part of Lot or Block "B", ELMDALE, a subdivision in Kansas City, Jackson County, Missouri, recorded June 9, 1903, as Document No. 450349, in Plat Book 12 at Page 15.

TRACT 14: (Theater - Block 4)

Lot 78, COUNTRY CLUB PLAZA, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, filed October 22, 1928, as Document No. 395117 in Plat Book 23, at Page 85.

TRACT 15: (Time - Block 16)

All that part of the Southeast 1/4 of Section 30, Township 49, Range 33, in Kansas City, Jackson County, Missouri, that lies West of Broadway Street, now known as Wornall Road, East of Pennsylvania Avenue, South of Nichols Road and North of Ward Parkway.

TRACT 16: (Triangle - Block 7)

Lots 74, 75, 76 and 77, COUNTRY CLUB PLAZA, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, recorded August 21, 1923, as Document No. 134590, in Plat Book 21 at Page 54.

TRACT 17: (Valencia - Block 19) (REVISED 3/29/2024)

Plat of La Solana (Valencia) Lot 1B

All that part of Lots 105 through 110 of La Solana, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, recorded February 19, 1926, as Document No. 272274, in Plat Book 23 at page 10, and that part of 46th Street Terrace right of way vacated by Ordinance Number 971461, approved October 16, 1997, described as follows: Commencing at the southeast corner of Lot 113 of said subdivision, being also a point on the north right-of-way line of 47th Street, as now established; thence North 87°29'14" West along the south line of Lots 113 through 109, inclusive, of said subdivision, and along said north right-of-way line, a distance of 338.59 feet, more or less, to a point of intersection with the east right of way line of Pennsylvania Avenue, as established by Ordinance Number 7286 recorded June 1, 1942; thence North 2°22'00" East, along said east right-of-way line, a distance of 53.67 feet to the point of beginning of the tract to be herein described; thence North 2°22'00" East, the east right of way line of said Pennsylvania Avenue, a distance of 243.39 feet; thence South 87°22'20" East, departing said right of way line, a distance of 82.69 feet; thence South 2°29'13" West, a distance of 24.86 feet; thence South 87°31'24" East, a distance of 44.91 feet; thence South 2°29'13" West, a distance of 69.80 feet; thence South 87°34'22" East, a distance of 26.35 feet; thence South 2°29'13" West, a distance of 38.08 feet; thence North 87°34'22" West, a distance of 26.35 feet; thence South 2°29'13" West, a distance of 69.71 feet; thence North

87°32'38" West, a distance of 45.08 feet; thence South 2°28'46" West, a distance of 40.83 feet; thence North 87°26'10" West, a distance of 82.01 feet to a point on the east right of way line of said Pennsylvania Avenue.

TRACT 18: (Easement Tract - Affects Tracts 1-5 and Tracts 7-17 Only)

Reservation retained by Highwoods Realty Limited Partnership, a North Carolina limited partnership, its successors and assigns, as contained in the Special Warranty Deed dated February 15, 2008, recorded February 15, 2008, as Document No. 2008E0017619, of the nonexclusive right to access and use of One Hundred Five (105) parking spaces within any parking facility now or hereafter existing on the following property, in perpetuity for the benefit of itself, its successors and assigns, tenants and licensees and the general public, during weekday evenings and at any time on weekends and the terms and provisions of additional restrictions, over the following described property:

Lot 80, COUNTRY CLUB PLAZA, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, recorded September 21, 1955, as Document No. K-175047, in Plat Book K-29 at Page 66.

As assigned to Country Club Plaza JV LLC, a Delaware limited liability company, by Assignment of Parking Rights dated March 1, 2016, recorded March 2, 2016, as Document Nos. 2016E0018081 & 2016E0018082.

TRACT 19: (Commerce Bank)

Parcel A:

All of Lot 67, except the South 9 feet thereof, COUNTRY CLUB PLAZA, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel B:

Lot 68, COUNTRY CLUB PLAZA, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof

is hereby rezoned from District B4-5 (Heavy Business) to District MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1523, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved MPD final plan and has been installed in accordance with the plan and is healthy prior to a certificate of occupancy for each building/phase.

2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with the approved MPD final plan and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy for each building/phase.
3. Per 88-420-16, alternative parking compliance is approved with 422 W. 47th Street and 300 W. 46th Terrace, providing parking spaces for the MPD District.
4. Signage shall comply with the MPD Design Guidelines and 88-445, subject to sign permitting.
5. Per 88-280-04, uses and lot and building standards that apply within an MPD zoning district are established with a preliminary development plan. Plan Sheet C401 and C402 establish the uses and lot and building standards for the subject MPD district.
6. Per 88-420-17-B.5, the subject preliminary MPD plan and its associated design guidelines approve loading and unloading spaces, and related maneuvering areas to be located in the right-of-way.
7. All landscaping and screening shall comply with 88-425, or subject to an administrative adjustment for alternative compliance (applicable to the entire MPD District). Trees and bushes shall be calculated by the City Forester per the costs of those features at the time of final MPD plan submission.
8. The developer shall secure approval of an MPD final plan from the City Plan Commission prior to the issuance of a building permit for any of the following circumstances:
  - a. New building.
  - b. Major façade change to a contributing building.
9. The developer shall prepare a historic materials or features salvage plan, for any building or structure over 50 years old. This salvage plan shall be reviewed and approved by the Historic Preservation Commission.
10. The developer shall perform a character contributing study of the MPD district, in partnership with the City Planning and Development Department, to identify significant fountains, art, sculptures, etc. within a year of the adoption of the preliminary MPD plan.
11. A shade study shall be required with every MPD final plan.

12. The following corrections shall be resolved within 30 days of ordinance approval:
  - a. Remove deviation #11 from plan sheet C200. This is duplicative information from #7. 88-445-14 addresses outdoor advertising signage (such as billboards) and city staff does not support a deviation to this section of code.
  - b. Remove deviation #14 from plan sheet C200. City staff does not support a deviation to alter processes in the 500 series of the Zoning and Development Code.
  - c. Per the City Plan Commission recommendation, update Plan Sheet C401, blocks O and M to be updated to a 120' maximum height.
  - d. Update the Character Contributing Building Plan Sheet C402. (i) Block A: (i) The building at 400 W. 47th Street is character contributing, (ii) The building at 118 W. 47th Street is also character contributing, (iii) The building at 618 Nichols Road is character contributing, (iv) Block I: Add Plaza Theater tower as character contributing vertical element. (v) Block K: Add southern half of block along 48th Street as character contributing except the altered facade at 614 W. 48th Street, (vi) Block L: 310 Ward Parkway is character contributing.
  - e. Update the Design Guidelines document to reflect: (i) Remove "soft language". Replace "consider" with "use," (ii) Incorporate the Tall Buildings guidelines, see attachment, and (iii) Other miscellaneous corrections, see attachment.
  - f. The table on plan sheet C402 identifies a 20 ft stepback but the dimensions on plan sheet C401 identify a 10 ft setback. Please be consistent or display it in a different way.
13. Access roads shall remain as they are unless approved through the review process.
14. Access to water supply shall remain as they are unless approved through the review process.
15. Lighting standards shall be reviewed and updated to comply with the Illumination Engineering Society (IES) Standards listed in their guidelines G-1-22 prior to final approval.
16. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park the developer and/or their representative shall obtain a Parks and Recreation permit for storage and restoration within a park or a Parks and Recreation jurisdictional street right-of-way including but not limited to the

installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.

17. The developer shall submit a letter to the Parks and Recreation Department from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a Parks and Recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate occupancy permits for properties adjacent to Parks and Recreation Department jurisdictional streets.
18. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy. Credits shall be allowed for any area intended for public use, for example set aside for the use as a park, courtyard, leisure, entertainment, or recreational area.
19. Mill Creek Parkway and Ward Parkway are classified as boulevards; therefore, any new developments, façade changes, or additions as listed in the applicability section of 88-323-01-A, shall comply with the parkway and boulevard standards or obtain a deviation or a variance from the Board of Zoning Adjustments prior to obtaining a building permit.
20. The developer shall submit plans to the Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and streetlighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per the Parks and Recreation Department standards
21. Any changes to the design of the on-street parking along Mill Creek Parkway or Ward Parkway shall be reviewed and approved by the Parks Board prior to construction.

22. 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.
23. The developer shall ensure that the water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy or change of use.
24. The developer or owner shall provide a flow capacity and pressure comparative analysis of the existing public water mains to the proposed potable water demands. This analysis shall be done for all new buildings or those increased in size or proposing increased water demands. The analysis shall be completed by a Missouri professional engineer and approved by the Kansas City Water Services Department staff prior to final MPD plan submittal. Any changes required to the water distribution system shall be designed per the Kansas City Water Services Department rules and regulations. All water distribution plans shall be designed and under contract (permit) prior to plat recording, or building permit issuance whichever occurs first.

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

1. A deviation to section 88-430-05-C, spillover lighting standards, to permit 1.5 foot-candles at the right-of-way line for building entrances.
2. A deviation to section 88-420-06, parking standards, to permit 2,500 vehicle parking spaces and 250 bicycle parking spaces throughout the subject area.
3. A deviation to section 88-445-08-F.1(a), roof sign standards, to permit roof signs within the MPD District.
4. A deviation to section 88-445-08-C.3, wall sign standards, to permit digital and electronic wall signs within the MPD District.
5. A deviation to section 88-323-02-D.2, boulevard and parkway fencing standards, to permit that all fences shall not exceed 6 ft.
6. A deviation to section 88-445-08.A.1, monument sign standards, to permit monument signs (intra-district sign) with a 0-foot setback from the property line.
7. A deviation to section 88-445-08.A.3, monument sign standards, to permit digital monument signs (intra-district sign) within the MPD district, to advertise uses/businesses within the entire MPD district.
8. A deviation to section 88-420-17-A, loading standards, to permit 0 off-street loading space within the MPD District.

9. A deviation to section 88-445-08-C.4, monument sign location standards, to allow monument signs on non-major thoroughfares.
10. A deviation to 88-323-02-D.2, non-residential development loading standards, to permit delivery and service access along a facade that are facing or visible from a boulevard or parkway.
11. A deviation to the height limit for Block D to allow for a height of 178 feet instead of 45 feet.

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 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.

---

Secretary, City Plan Commission

Approved as to form:

---

Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: Ordinance 260443  
Submitted Department/Preparer: City Planning  
Revised 01/30/25

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 23.5 acres generally located at 4710 Jefferson Street from District B4-5 to District MPD and approving a development plan to allow for maintenance and redevelopment of the Country Club Plaza. (CD-CPC-2025-00164).

### Discussion

Master Planned Development (MPD) districts are intended to accommodate development that may be difficult, if not impossible, to carry out under otherwise applicable zoning districts. The proposed MPD Plan encompasses an area commonly known as the Country Club Plaza, a vibrant activity center with amenities important to both residents and visitors. This mixed-use development MPD Plan supports four (4) out of the eleven (11) specific objectives for MPD development.

The proposed MPD Plan is composed of two parts: (1) the development plan that identifies the MPD district (includes site plans, existing grading, utility plans, etc.); (2) associated design guidelines, which identify how the Country Club Plaza district will be preserved and enhanced as the area is updated to meet modern-day needs.

#### City Council Key Points

- Rezoning from B4-5 to MPD.
- Development Plan identifies uses, development standards, and deviations that encourage the enhancement of the district.
- Highlights include, increasing the maximum height of buildings on several blocks throughout the district, identifying character contributing buildings/facades, and streetscape recommendations.
- City Plan Commission recommended Approval, Subject to 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 rezoning of the subject site

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

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

This ordinance has no 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):
  - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
  - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
  - Increase and support local workforce development and small and locally owned businesses.
  - Create a more efficient, solutions-oriented environment, making it easier to operate within the City.

- Implement an economic development and tourism strategy to attract major investment and visitors.
- 

## Prior Legislation

Ordinance 151036: Approved

Amending Chapter 88, Zoning and Development Code, to add use and height restrictions for uses located within an area known as the Country Club Plaza generally bounded by Summit Street, Jefferson Street, and Pennsylvania Ave on the west, W. 47th Street, W. 46th Street, and W. 46 Terrace on the north Broadway, Wyandotte Street, and JC Nichols Parkway on the east, and Ward Parkway on the south.

Ordinance 190100: Approved

Approving a Special Character Overlay to be known as the Plaza Bowl Overlay District, which includes use and height regulations for the area generally located on the south and north sides of W. 47th Street (extending northerly to the north side of W. 46th Terrace), between Madison Avenue on the west and J.C. Nichols Parkway on the east; reducing the contingent appropriation in the amount of \$10,000.00; appropriating \$10,000.00 from the Unappropriated Fund Balance of the General Fund for the purpose of educating the public about the requirements of this ordinance; and recognizing this ordinance as having an accelerated effective date. (CD-CPC-2018-00159)

Ordinance 250639 (CD-CPC-2025-00127): APPROVED

Amending Chapter 88, Zoning and Development Code, by repealing Section 88-120-03, "Uses"; Section 88-120-04, "Lot and Building Standards", and Section 88-810-395 "Country Club Plaza" and enacting in lieu thereof new sections of like number and subject matter to adjust the area included in the area known as the Country Club Plaza.

CD-ROW-2025-00037: UNDER REVIEW

The applicant has proposed the vacation of existing public sidewalks throughout the MPD district. Plan sheets need to be updated, and further coordination with other (non-City Planning and Development) City Departments needs to occur. Continued to the December 29, 2025 meeting.

## Service Level Impacts

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

## Staff Recommendation

Click or tap here to enter department.

Select One:  Sponsored

Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One:  Recommend

Do Not Recommend

Not Applicable

CPC recommended approval with conditions

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing the rezoning of the subject site
2. How have those groups been engaged and involved in the development of this ordinance?  
Section 88-505-12, Public Engagement, does apply to this request. The applicant hosted a meeting on November 24, 2025. A meeting summary is attached to the CPC staff report.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing the rezoning of the subject site
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units Total number of units 1,100 maximum  
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:  
This is a rezoning ordinance

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 #: 260445**

---

ORDINANCE NO. 260445

Sponsor: City Manager's Office

Vacating the sidewalk right-of-way in proposed District MPD generally located within the area known as the Country Club Plaza; and directing the City Clerk to record certain documents. (CD-ROW-2025-00037)

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 13th day of October, 2025, a petition was filed with the City Clerk of Kansas City by James McClure for the vacation of:

A SIDEWALK VACATION SURROUNDING ALL THAT PART OF LOT 1, WORNALL PARK RESURVEY, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, RECORDED JULY 17, 1986, AS DOCUMENT NO. K-724383, IN PLAT BOOK 36 AT PAGE 88, SAID VACATION TRACT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWEST MOST CORNER OF SAID DESCRIED TRACT THEREIN, THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF BROADWAY BOULEVARD AND RUNNING NORTH 02 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 216.52 FEET TO A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF WEST 46TH

TERRACE, SAID POINT BEING A FOUND IRON PIPE WITH A CAP LYING SOUTH 0.17 FEET AND EAST 1.47 FEET FROM SAID POINT; THENCE RUNNING NORTH 87 DEGREES 39 MINUTES 24 SECONDS WEST A DISTANCE OF 10.72 FEET; THENCE SOUTH 02 DEGREES 25 MINUTES 26 SECONDS WEST A DISTANCE OF 280.96 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 18.31 FEET WITH AN ARC LENGTH OF 35.13 FEET AND A CHORD BEARING OF SOUTH 69 DEGREES 57 MINUTES 14 SECONDS EAST WITH A CHORD DISTANCE OF 19.12 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 22.00 FEET WITH AN ARC LENGTH OF 13.04 FEET AND A CHORD BEARING OF NORTH 69 DEGREES 57 MINUTES 14 SECONDS EAST WITH A CHORD DISTANCE OF 19.12 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 255.17 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 14.39 FEET WITH AN ARC LENGTH OF 16.72 FEET AND A CHORD BEARING OF NORTH 59 DEGREES 10 MINUTES 43 SECONDS EAST WITH A CHORD DISTANCE OF 15.85 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.44 FEET WITH AN ARC LENGTH OF 50.70 FEET AND A CHORD BEARING OF NORTH 25 DEGREES 52 MINUTES 44 SECONDS EAST WITH A CHORD DISTANCE OF 48.58 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 349.16 FEET WITH AN ARC LENGTH OF 213.63 FEET AND A CHORD BEARING OF NORTH 48 DEGREES 15 MINUTES 46 SECONDS EAST WITH A CHORD LENGTH OF 210.31 FEET; THENCE NORTH 60 DEGREES 12 MINUTES 23 SECONDS WEST A DISTANCE OF 12.99 FEET TO A POINT ALONG THE NORTHERN RIGHT OF WAY LINE OF WORNALL ROAD, THENCE ALONG SAID NORTHERN PUBLIC ROAD AND RUNNING ALONG A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 303.37 FEET WITH AN ARC LENGTH OF 206.14 FEET AND A CHORD BEARING OF SOUTH 49 DEGREES 15 MINUTES 34 SECONDS WEST WITH A CHORD DISTANCE OF 202.20 FEET; THENCE SOUTH 19 DEGREES 05 MINUTES 08 SECONDS A DISTANCE OF 3.34 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG AS SAID CURVE TO THE LEFT HAVING A RADIUS OF 60.50 FEET WITH AN ARC LENGTH OF 48.65 FEET AND A CHORD BEARING OF SOUTH 33 DEGREES 21 MINUTES 25 SECONDS WITH A CHORD DISTANCE OF 47.35 FEET; THENCE SOUTH 10 DEGREES 19 MINUTES 13 SECONDS WEST A DISTANCE OF 9.42 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 287.78 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 58.25 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 11,099 SQUARE FEET OR 0.25 ACRES, MORE OR LESS

AND

A SIDEWALK EASEMENT FOR USE WITH COURT OF PENGUINS - BLOCK 15 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LYING 16.71 FEET SOUTH EAST FROM THE SOUTH EASTERN MOST CORNER OF THE DESCRIBED TRACT OF LAND, THENCE ALONG THE FOLLOWING DESCRIBED COURSES: NORTH 26 DEGREES 17 MINUTES 10 SECONDS EAST A DISTANCE OF 50.06 FEET; THENCE NORTH 23 DEGREES 32 MINUTES 25 SECONDS EAST A DISTANCE OF 38.04 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 359.27 FEET, AN ARC LENGTH OF 109.72 FEET, A CHORD BEARING OF NORTH 10 DEGREES 44 MINUTES 37 SECONDS EAST AND A CHORD LENGTH OF 109.30 FEET TO A COMPOUND CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.30 FEET, AN ARC LENGTH OF 24.07 FEET, A CHORD BEARING OF NORTH 42 DEGREES 40 MINUTES 14 SECONDS WEST AND A CHORD LENGTH OF 21.66 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 87 DEGREES 44 MINUTES 22 SECONDS WEST A DISTANCE OF 229.89 FEET TO A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 17.32 FEET, AN ARC LENGTH OF 11.92 FEET, A CHORD BEARING OF NORTH 68 DEGREES 01 MINUTE 31 SECONDS WEST AND A CHORD LENGTH OF 17.32 FEET TO A COMPOUND CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23.02 FEET, AN ARC LENGTH OF 16.59 FEET WITH A CHORD BEARING OF NORTH 68 DEGREES 57 MINUTES 53 SECONDS WEST AND A CHORD LENGTH OF 16.24 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 88 DEGREES 36 MINUTES 11 SECONDS WEST A DISTANCE OF 18.87 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 14.81 FEET, AN ARC LENGTH OF 19.24 FEET, WITH A CHORD BEARING OF SOUTH 54 DEGREES 55 MINUTES 42 SECONDS WEST AND A CHORD DISTANCE OF 17.92 FEET; THENCE LEAVING SAID CURVE AND RUNNING SOUTH SOUTH 17 DEGREES 17 MINUTES 04 SECONDS WEST A DISTANCE OF 119.35 FEET; THENCE SOUTH 17 DEGREES 33 MINUTES 16 SECONDS WEST A DISTANCE OF 25.85 FEET; THENCE SOUTH 26 DEGREES 53 MINUTES 25 SECONDS WEST A DISTANCE OF 49.06 FEET, THENCE SOUTH 37 DEGREES 35 MINUTES 29 SECONDS WEST A DISTANCE OF 8.29 FEET TO A CURVE; THENCE ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 7.92 FEET, AN ARC LENGTH OF 13.79 FEET, A CHORD BEARING OF SOUTH 48 DEGREES 39 MINUTES 14 SECONDS WEST AND A CHORD LENGTH OF 12.11 FEET TO A COMPOUND CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 35.86 FEET, AN ARC LENGTH OF 50.88 FEET, A CHORD BEARING OF SOUTH 41 DEGREES 53 MINUTES 31 SECONDS EAST AND A CHORD LENGTH OF 46.72 FEET;

THENCE LEAVING SAID CURVE AND RUNNING SOUTH 87 DEGREES 51 MINUTES 27 SECONDS EAST A DISTANCE OF 13.17 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 7.07 FEET, AN ARC LENGTH OF 14.10 FEET, A CHORD BEARING OF NORTH 35 DEGREES 01 MINUTE 36 SECONDS WEST AND A CHORD LENGTH OF 11.88 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 30 DEGREES 17 MINUTES 07 SECONDS WEST A DISTANCE OF 9.71 FEET; THENCE SOUTH 87 DEGREES 29 MINUTES 49 SECONDS EAST A DISTANCE OF 260.72 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 19.21 FEET, AN ARC LENGTH OF 24.69 FEET, A CHORD BEARING OF NORTH 55 DEGREES 41 MINUTES 17 SECONDS EAST AND A CHORD LENGTH OF 23.02 FEET; THENCE NORTH 87 DEGREES 28 MINUTES 10 SECONDS WEST A DISTANCE OF 16.71 FEET TO A FOUND NAIL IN CONCRETE, SAID POINTS ALSO BEING THE SOUTH WEST MOST CORNER OF THE DESCRIBED TRACT THEREIN; THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE AND RUNNING NORTH 26 DEGREES 54 MINUTES 59 SECONDS EAST A DISTANCE OF 58.25 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300 FEET, AN ARC LENGTH OF 126.39 FEET, A CHORD BEARING OF NORTH 14 DEGREES 45 MINUTES 23 SECONDS EAST AN A CHORD LENGTH OF 126.39 FEET; THENCE NORTH 02 DEGREES 35 MINUTES 47 SECONDS EAST A DISTANCE OF 12.89 FEET TO A POINT ALSO BEING THE INTERSECTING POINT BETWEEN THE WEST RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE AND THE SOUTH RIGHT OF WAY LINE OF NICHOLS ROAD; THENCE FOLLOWING THE SOUTH RIGHT-OF-WAY LINE OF SAID ROAD NORTH 87 DEGREES 36 MINUTES 06 SECONDS WEST A DISTANCE OF 277.48 FEET TO A POINT, SAID POINT ALSO BEING THE INTERSECTING POINT BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF NICHOLS ROAD AND THE EAST RIGHT-OF-WAY LINE OF JEFFERSON STREET; THENCE FOLLOWING THE EAST RIGHT-OF-WAY LINE OF SAID STREET SOUTH 17 DEGREES 11 MINUTES 27 SECONDS WEST A DISTANCE OF 187.41 FEET TO A CURVE, THE BEGINNING OF SAID CURVE BEING A FOUND CROSS MARKING THE SOUTH WEST MOST CORNER OF SAID TRACT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 6.00 FEET, AN ARC LENGTH OF 10.96 FEET, A CHORD BEARING OF 35 DEGREES 08 MINUTES 21 SECONDS EAST AND A CHORD LENGTH OF 9.50 FEET TO A POINT, SAID POINT ALSO BEING A FOUND CROSS ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST 48TH STREET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STREET SOUTH 87 DEGREES 28 MINUTES 10 SECONDS EAST A DISTANCE OF 268.28 FEET TO THE POINT OF BEGINNING. THE TOTAL AREA OF THE DESCRIBED TRACT CONTAINS 16,303 SQUARE FEET OR 0.37 ACRES, MORE OR LESS.

AND

ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING WEST OF BROADWAY STREET, EAST OF PENNSYLVANIA AVENUE, SOUTH OF 47TH STREET AND NORTH OF NICHOLS ROAD & ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, SAID TRACT IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE WESTERN RIGHT-OF-WAY LINE OF BROADWAY BOULEVARD, AN 80 FOOT PUBLIC ROAD; THENCE RUNNING SOUTH ALONG SAID RIGHT-OF-WAY SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 296.36 FEET TO A POINT ALONG THE NORTHERN RIGHT-OF-WAY LINE OF NICHOLS ROAD, A VARIABLE WIDTH PUBLIC ROAD; THENCE ALONG SAID NORTHERN RIGHT-OF-WAY NORTH 87 DEGREES 32 MINUTES 02 SECONDS WEST A DISTANCE OF 462.21 FEET TO A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE, A 60 FOOT PUBLIC ROAD; THENCE NORTH ALONG SAID PUBLIC RIGHT-OF-WAY NORTH 02 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 302.07 FEET TO A POINT ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST 46TH STREET, A VARIABLE WIDTH PUBLIC ROAD; THENCE EAST ALONG SAID PUBLIC RIGHT-OF-WAY SOUTH 87 DEGREES 34 MINUTES 10 SECONDS EAST A DISTANCE OF 302.07 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 6.00 FEET; THENCE SOUTH 87 DEGREES 34 MINUTES 13 SECONDS A DISTANCE OF 85.97 FEET TO THE POINT OF BEGINNING. FROM SAID LAST POINT OF TRACT DESCRIBED THE FOLLOWING PROPOSED SIDEWALK EASEMENT: BEGINNING AT A POINT ALONG THE WESTERN RIGHT-OF-WAY LINE OF BROADWAY BOULEVARD, AN 80 FOOT PUBLIC ROAD; THENCE SOUTH 87 DEGREES 34 MINUTES 13 SECONDS EAST A DISTANCE OF 14.00 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 299.37 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET WITH AN ARC LENGTH OF 18.85 FEET AND HAVING A CHORD BEARING OF SOUTH 47 DEGREES 27 MINUTES 58 SECONDS WEST WITH A CHORD DISTANCE OF 16.97 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 87 DEGREES 32 MINUTES 02 SECONDS WEST A DISTANCE OF 461.21 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 11.00 FEET WITH AN ARC LENGTH OF 17.28 FEET AND HAVING A CHORD BEARING OF NORTH 42 DEGREES 31 MINUTES 25 SECONDS WEST WITH A CHORD LENGTH OF 15.56 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 02 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 278.25 FEET; THENCE NORTH 31 DEGREES 32 MINUTES 10 SECONDS WEST A

DISTANCE OF 12.04 FEET; THENCE NORTH 02 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 5.49 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 31.40 FEET AND A CHORD BEARING OF NORTH 47 DEGREES 27 MINUTES 31 SECONDS EAST WITH A CHORD DISTANCE OF 28.27 FEET; THENCE LEAVING SAID CURVE AND RUNNING SOUTH 87 DEGREES 34 MINUTES 10 SECONDS EAST A DISTANCE OF 442.60 FEET; THENCE NORTH 01 DEGREES 10 MINUTES 47 SECONDS EAST A DISTANCE OF 1.27 FEET TO A NON-TANGENTIAL CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT AND HAVING A RADIUS OF 18.60 FEET WITH AN ARC LENGTH OF 32.45 FEET AND HAVING A CHORD BEARING OF SOUTH 87 DEGREES 34 MINUTES 13 SECONDS WITH A CHORD LENGTH OF 28.49 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 14.91 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 18,331 SQUARE FEET OR 0.42 ACRES, MORE OR LESS.

AND

A TRACT OF LAND LYING AROUND ALL FRONT OF STREETS ABUTTING ALL THAT PART OF LOTS 93 THROUGH 99 AND LOTS 102 THROUGH 113 OF LA SOLANA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED FEBRUARY 19, 1926 AS DOCUMENT NO. 272274, IN PLAT BOOK 23 AT PAGE 10, AND THAT PART OF 46TH STREET TERRACE RIGHT OF WAY VACATED BY ORDINANCE NUMBER 971461, APPROVED OCTOBER 16, 1997, LYING BELOW AN ELEVATION OF 158.00 FEET, KANSAS CITY, MISSOURI DATUM & LOT 114 OF LA SOLANA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED FEBRUARY 19, 1926, AS DOCUMENT NO. 272274, IN PLAT BOOK 23 AT PAGE 10, SAID EXHIBIT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE; THENCE RUNNING SOUTH ALONG SAID ROAD SOUTH 02 DEGREES 45 MINUTES 21 SECONDS WEST A DISTANCE OF 321.37 FEET; THENCE SOUTH 10 DEGREES 31 MINUTES 55 SECONDS WEST A DISTANCE OF 3.09 FEET; THENCE SOUTH 01 DEGREES 50 MINUTES 33 SECONDS WEST A DISTANCE OF 14.68 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.10 FEET, AN ARC LENGTH OF 22.93 FEET WITH A CHORD BEARING OF SOUTH 41 DEGREES 40 MINUTES 19 SECONDS EAST AND A CHORD LENGTH OF 20.79 FEET; THENCE LEAVING SAID CURVE AND RUNNING SOUTH 87 DEGREES 28 MINUTES 13 SECONDS EAST A DISTANCE OF 473.08 FEET; THENCE SOUTH 57 DEGREES 51 MINUTES 53 SECONDS EAST A DISTANCE OF

10.10 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 9.64 FEET, AN ARC LENGTH OF 19.45 FEET WITH A CHORD BEARING OF NORTH 64 DEGREES 20 MINUTES EAST AND A CHORD DISTANCE OF 16.32 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 02 DEGREES 23 MINUTES 16 SECONDS EAST A DISTANCE OF 170.57 FEET; THENCE NORTH 86 DEGREES 15 MINUTES 46 SECONDS WEST A DISTANCE OF 9.77 FEET; THENCE RUNNING ALONG THE WESTERN RIGHT-OF-WAY LINE OF BROADWAY BOULEVARD AND RUNNING SOUTH 02 DEGREES 20 MINUTES 03 SECONDS WEST A DISTANCE OF 159.39 FEET TO A POINT ALONG THE NORTHERN RIGHT-OF-WAY LINE OF WEST 47TH STREET; THENCE ALONG SAID NORTHERN LINE AND RUNNING NORTH 87 DEGREES 29 MINUTES 39 SECONDS WEST A DISTANCE OF 488.62 FEET TO A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE; THENCE ALONG SAID EASTERN LINE AND RUNNING NORTH 02 DEGREES 21 MINUTES 35 SECONDS EAST A DISTANCE OF 339.89 FEET; THENCE NORTH 86 DEGREES 16 MINUTES 11 SECONDS WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED TRACT CONTAINING 12,532 SQUARE FEET OR 0.29 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOTS 65, 66, 69, 70, 71, 72 AND 73, COUNTRY CLUB PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FILED AUGUST 21, 1923, AS DOCUMENT NO. 134590, IN PLAT BOOK 21 AT PAGE 54, TOGETHER WITH THE VACATED NORTH 9.25 FEET OF PUBLIC COURT LYING SOUTH OF AND ADJOINING LOTS 66 AND 73, SAID VACATION TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF SAID TRACT AND RUNNING NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 197.58 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 13.60 FEET AND A CHORD BEARING OF NORTH 48 DEGREES 26 MINUTES 46 SECONDS WEST WITH A CHORD DISTANCE OF 12.58 FEET; THENCE NORTH 09 DEGREES 29 MINUTES 45 SECONDS WEST A DISTANCE OF 251.42 FEET; THENCE SOUTH 86 DEGREES 18 MINUTES 05 SECONDS WEST A DISTANCE OF 12.06 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 15.90 FEET AND A CHORD BEARING OF NORTH 61 DEGREES 14 MINUTES 48 SECONDS WEST WITH A CHORD DISTANCE OF 15.90 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 12 DEGREES 07 MINUTES 47 SECONDS WEST A DISTANCE OF 6.99 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT

HAVING A RADIUS OF 29.33 FEET WITH AN ARC LENGTH OF 67.88 FEET AND A CHORD BEARING OF NORTH 52 DEGREES 18 MINUTES 33 SECONDS EAST WITH A CHORD DISTANCE OF 53.71 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 87 DEGREES 19 MINUTES 09 SECONDS EAST A DISTANCE OF 259.91 FEET; THENCE SOUTH 08 DEGREES 20 MINUTES 09 SECONDS EAST A DISTANCE OF 4.15 FEET TO A POINT ALONG THE SOUTH RIGHT OF WAY LINE OF WEST 46TH STREET; THENCE ALONG SAID RIGHT OF WAY LINE AND RUNNING NORTH 87 DEGREES 19 MINUTES 09 SECONDS WEST A DISTANCE OF 275.09 FEET TO A POINT ALONG THE EAST RIGHT OF WAY LINE OF WYANDOTTE STREET AND RUNNING SOUTH 09 DEGREES 29 MINUTES 45 SECONDS EAST A DISTANCE OF 139.81 FEET; THENCE SOUTH 87 DEGREES 19 MINUTES 09 SECONDS EAST A DISTANCE OF 179.70 FEET; THENCE SOUTH 02 DEGREES 35 MINUTES 32 SECONDS A DISTANCE OF 76.31 FEET; THENCE NORTH 87 DEGREES 23 MINUTES 59 SECONDS WEST A DISTANCE OF 75.03 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 17 SECONDS EAST A DISTANCE OF 66.50 FEET; THENCE NORTH 87 DEGREES 22 MINUTES 45 SECONDS WEST A DISTANCE OF 102.44 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF WYANDOTTE STREET; THENCE ALONG SAID RIGHT OF WAY AND RUNNING SOUTH 09 DEGREES 29 MINUTES 18 SECONDS WEST A DISTANCE OF 139.41 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF WEST 46TH STREET; THENCE SOUTH 87 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 162.99 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET WITH AN ARC LENGTH OF 36.93 FEET AND A CHORD BEARING OF NORTH 73 DEGREES 21 MINUTES 41 SECONDS EAST WITH A CHORD DISTANCE OF 36.24 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 02 DEGREES 32 MINUTES 32 SECONDS WEST A DISTANCE OF 26.18 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED VACATION CONTAINING 15,119 SQUARE FEET OR 0.34 ACRES, MORE OR LESS

AND

AN EASEMENT DESCRIBED ALONG ALL OR PARTS OF LOT 28 AND 45 THRU 56, COUNTRY CLUB PLAZA, A SUBDIVISION OF LAND RECORDED OCTOBER 23, 1911, AS DOCUMENT NO. 838840, IN PLAT BOOK 17 AT PAGE 42 AND RECORDED MAY 4, 1912, AS DOCUMENT NO. 867946, IN PLAT BOOK 17 AT PAGE 77, AND PARTS OF VACATED STREETS ADJOINING, BEING ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 49, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI, BOUNDED BY THE SOUTH RIGHT-OF-WAY LINE OF NICHOLS ROAD, AS NOW ESTABLISHED, ON THE NORTH BY THE WEST RIGHT-OF-

WAY LINE OF CENTRAL STREET, AS NOW ESTABLISHED, ON THE EAST; BY THE NORTH RIGHT-OF-WAY LINE OF WARD PARKWAY, AS NOW ESTABLISHED, ON THE SOUTH; AND BY THE EAST RIGHT-OF-WAY LINE OF WORNALL ROAD AS NOW ESTABLISHED, ON THE WEST; SAID TRACT BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST MOST CORNER OF THE DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING THE EASTERN RIGHT OF WAY LINE OF BROADWAY BOULEVARD, THENCE RUNNING SOUTH 77 DEGREES 34 MINUTES 08 SECONDS WEST A DISTANCE OF 14.76 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 188.74 FEET TO A POINT OF NON-TANGENTIAL CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 14.75 FEET WITH AN ARC LENGTH OF 18.74 FEET AND A CHORD BEARING OF NORTH 41 DEGREES 46 MINUTES 01 SECONDS EAST WITH A CHORD DISTANCE OF 17.50 FEET; THENCE NORTH 77 DEGREES 33 MINUTES 13 SECONDS EAST A DISTANCE OF 265.56 FEET TO A POINT OF NON-TANGENTIAL CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.22 FEET WITH AN ARC LENGTH OF 16.08 FEET AND A CHORD BEARING OF SOUTH 57 DEGREES 31 MINUTES 39 SECONDS EAST WITH A CHORD DISTANCE OF 14.47 FEET; THENCE SOUTH 12 DEGREES 26 MINUTES 52 SECONDS EAST A DISTANCE OF 182.53 FEET; THENCE SOUTH 77 DEGREES 34 MINUTES 08 SECONDS WEST A DISTANCE OF 14.78 FEET TO A POINT ALONG THE WESTERN RIGHT OF WAY LINE OF CENTRAL STREET, SAID POINT ALSO BEING A FOUND CUT CROSS IN THE SIDEWALK; THENCE ALONG SAID PUBLIC RIGHT OF WAY AND RUNNING NORTH 12 DEGREES 26 MINUTES 52 SECONDS WEST A DISTANCE OF 176.73 FEET TO A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF NICHOLS ROAD; THENCE ALONG SAID PUBLIC RIGHT OF WAY AND RUNNING SOUTH 77 DEGREES 33 MINUTES 13 SECONDS EAST A DISTANCE OF 265.56 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF BROADWAY BOULEVARD, SAID POINT ALSO BEING A FOUND NAIL IN CONCRETE LYING NORTH 0.45 FEET AND WEST 1.15 FEET OF THE POINT THEREIN DESCRIBED; THENCE ALONG SAID EASTERN RIGHT OF WAY LINE AND RUNNING SOUTH 02 DEGREES 25 MINUTES 26 SECONDS WEST A DISTANCE OF 182.76 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 9,802 SQUARE FEET OR 0.22 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOT 79, COUNTRY CLUB PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED OCTOBER 22, 1928, AS DOCUMENT NO. 3951 17, IN PLAT BOOK 23 AT PAGE 85, SAID VACATION TRACT DESCRIBED AS

FOLLOWS: COMMENCING FROM THE SOUTHWEST MOST CORNER OF SAID TRACT OF LAND, SAID POINT ALSO BEING THE POINT OF BEGINNING OF 'PROPOSED VACATION #1' AND BEING ALONG THE EASTERN RIGHT OF WAY LINE OF CENTRAL STREET AND RUNNING SOUTH 77 DEGREES 32 MINUTES 54 SECONDS WEST A DISTANCE OF 14.05 FEET; THENCE NORTH 12 DEGREES 26 MINUTES 52 SECONDS WEST A DISTANCE OF 131.85 FEET; THENCE NORTH 66 DEGREES 20 MINUTES 40 SECONDS WEST A DISTANCE OF 9.32 FEET; THENCE NORTH 12 DEGREES 26 MINUTES 52 SECONDS WEST A DISTANCE OF 40.93 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET WITH AN ARC LENGTH OF 28.27 FEET AND A CHORD BEARING OF NORTH 32 DEGREES 33 DEGREES | SECONDS EAST AND A CHORD DISTANCE OF 25.46 FEET; THENCE NORTH 77 DEGREES 33 MINUTES II SECONDS EAST A DISTANCE OF 95.05 FEET; THENCE SOUTH 66 DEGREES 53 MINUTES 35 SECONDS EAST A DISTANCE OF 12.79 FEET TO A POINT OF NON-TANGENTIAL CURVATURE, SAID POINT ALSO BEING ALONG THE SOUTHERN RIGHT OF WAY LINE OF NICHOLS ROAD; THENCE FOLLOWING SAID RIGHT OF WAY AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 667.73 FEET WITH AN ARC LENGTH OF 125.00 FEET AND A CHORD BEARING OF SOUTH 70 DEGREES 54 MINUTES 51 SECONDS WEST AND A CHORD DISTANCE OF 104.85 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 162.66 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF WYANDOTTE STREET; THENCE ALONG SAID RIGHT OF WAY RUNNING SOUTH 12 DEGREES 26 MINUTES 52 SECONDS EAST A DISTANCE OF 176.42 FEET TO THE POINT OF BEGINNING. THENCE DESCRIBED THE FOLLOWING DESCRIBED SECOND PART OF SAID SIDEWALK VACATION: BEGINNING AT A POINT ALONG THE WESTERN RIGHT OF WAY LINE OF WYANDOTTE STREET, SAID POINT BEING THE POINT OF BEGINNING OF 'PROPOSED VACATION #2' AND RUNNING NORTH 77 DEGREES 32 MINUTES 54 SECONDS EAST A DISTANCE OF 14.66 FEET; THENCE NORTH 12 DEGREES 14 MINUTES 28 SECONDS WEST A DISTANCE OF 178.78 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 15.74 FEET AND A CHORD BEARING OF NORTH 57 DEGREES 20 MINUTES 38 SECONDS WEST WITH A CHORD DISTANCE OF 14.17 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 4.62 FEET TO A POINT ALONG THE WESTERN RIGHT OF WAY LINE OF WYANDOTTE STREET; THENCE ALONG SAID RIGHT OF WAY AND RUNNING SOUTH 12 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 188.82 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE COMBINED DESCRIBED VACATIONS CONTAINING 9,701 SQUARE FEET OR 0.22 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION DESCRIBED ALONG ALL OR PARTS OF LOTS 38 THRU 44 AND 57 THRU 64, COUNTRY CLUB PLAZA, A SUBDIVISION OF LAND RECORDED SEPTEMBER 26, 1911 AS DOCUMENT NO. 838840, IN PLAT BOOK 17 AT PAGE 42 AND RECORDED MAY 4, 1912, AS DOCUMENT NO. 867946, IN PLAT BOOK 17 AT PAGE 77, AND PARTS OF VACATED STREETS ADJOINING, BEING ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 49, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI, SAID VACATION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE SOUTH EAST MOST CORNER OF THE TRACT OF LAND DESCRIBED; THENCE SOUTH 12 DEGREES 26 MINUTES 52 SECONDS EAST A DISTANCE OF 10.67 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 44.00 FEET WITH AN ARC LENGTH OF 69.16 FEET AND A CHORD BEARING OF SOUTH 32 DEGREES 34 MINUTES 53 SECONDS WEST WITH A CHORD DISTANCE OF 62.26 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 233.57 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 31.71 FEET AND A CHORD BEARING OF NORTH 50 DEGREES 00 MINUTES 41 SECONDS WEST WITH A CHORD LENGTH OF 31.71 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 19.32 FEET; THENCE NORTH 31 DEGREES 57 MINUTES 43 SECONDS EAST A DISTANCE OF 7.78 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 49 SECONDS EAST A DISTANCE OF 267.78 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET WITH AN ARC LENGTH OF 18.85 FEET AND A CHORD BEARING OF NORTH 47 DEGREES 36 MINUTES 23 SECONDS EAST WITH A CHORD DISTANCE OF 16.97 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 03 SECONDS EAST A DISTANCE OF 7.48 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 16.00 FEET WITH AN ARC LENGTH OF 10.68 FEET AND A CHORD BEARING OF SOUTH 68 DEGREES 17 MINUTES 03 SECONDS EAST WITH A CHORD DISTANCE OF 10.48 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 16.00 FEET WITH AN ARC LENGTH OF 10.68 FEET AND A CHORD BEARING OF SOUTH 68 DEGREES 17 MINUTES 03 SECONDS EAST WITH A CHORD DISTANCE OF 10.48 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 03 SECONDS EAST A DISTANCE OF 166.96 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET WITH AN ARC LENGTH OF 23.55 FEET AND A CHORD BEARING OF SOUTH 49 DEGREES 55 MINUTES 27 SECONDS EAST WITH A CHORD DISTANCE OF 21.90 FEET; THENCE SOUTH 12

DEGREES 26 MINUTES 52 SECONDS EAST A DISTANCE OF 2.76 FEET TO A POINT ALONG THE SOUTH LINE OF WEST 47TH STREET; THENCE ALONG SAID PUBLIC RIGHT OF WAY AND RUNNING NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 215.27 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF BROADWAY BOULEVARD; THENCE ALONG SAID PUBLIC RIGHT OF WAY AND RUNNING SOUTH 02 DEGREES 25 MINUTES 26 SECONDS WEST A DISTANCE OF 297.47 TO A POINT ALONG THE NORTH RIGHT OF WAY LINE OF NICHOLS ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE AND RUNNING NORTH 77 DEGREES 33 MINUTES 13 SECONDS EAST A DISTANCE OF 240.20 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 44.00 FEET WITH AN ARC LENGTH OF 69.16 FEET AND A CHORD BEARING OF NORTH 32 DEGREES 34 MINUTES 53 SECONDS EAST WITH A CHORD DISTANCE OF 62.26 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 8,866 SQUARE FEET OR 0.20 ACRES, MORE OR LESS

AND

LOT 11, TOGETHER WITH THAT PORTION OF VACATED PENNSYLVANIA AVENUE LYING EASTERLY THEREOF AND ADJOINING, PHILLIPS PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED MARCH 26, 1929, AS DOCUMENT NO. 407685, IN PLAT BOOK 23 AT PAGE 95. A TRACT OF LAND LYING ALONG ALL FRONTS OF STREETS ABUTTING A TRACT OF LAND BEING LOT 11, TOGETHER WITH THAT PORTION OF VACATED PENNSYLVANIA AVENUE LYING EASTERLY THEREOF AND ADJOINING PHILLIPS PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, SAID TRACT OF LAND BEING A PROPOSED SIDEWALK EASEMENT AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WESTERN MOST CORNER OF LOT 11, SAID POINT LOCATED ALONG THE NORTHERN RIGHT-OF-WAY LINE OF WARD PARKWAY, THENCE RUNNING ALONG SAID RIGHT OF WAY SOUTH 77 DEGREES, 36 MINUTES 56 SECONDS WEST A DISTANCE OF 26.41 FEET; THENCE LEAVING SAID WARD PARKWAY AND RUNNING NORTH 17 DEGREES 09 MINUTES 41 SECONDS EAST A DISTANCE OF 180.52 FEET TO A POINT; THENCE ALONG A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 29.28 FEET, AN ARC LENGTH OF 35.01 FEET WITH A CHORD BEARING OF NORTH 56 DEGREES 02 MINUTES 50 SECONDS EAST AND A CHORD LENGTH OF 32.96 FEET, THENCE SOUTH 87 DEGREES 30 MINUTES 09 SECONDS EAST A DISTANCE OF 237.87 FEET, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.56 FEET, A CHORD LENGTH OF 40.15 FEET WITH A CHORD BEARING OF SOUTH 42 DEGREES 30 MINUTES 14 SECONDS

EAST AND A CHORD LENGTH OF 36.15 FEET; THENCE SOUTH 02 DEGREES 29 MINUTES 41 SECONDS WEST A DISTANCE OF 79.47 FEET; THENCE SOUTH 77 DEGREES 36 MINUTES 56 SECONDS WEST A DISTANCE OF 31.50 FEET; THENCE IN A NORTH EASTERLY DIRECTION ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25 FEET, AN ARC LENGTH OF 32.74 FEET WITH A CHORD BEARING OF NORTH 40 DEGREES 05 MINUTES 54 SECONDS EAST AND A CHORD LENGTH OF 30.45 FEET; THENCE ALONG THE WESTERN PUBLIC RIGHT-OF-WAY OF PENNSYLVANIA AVENUE AND RUNNING NORTH 02 DEGREES 34 MINUTES 51 SECONDS EAST A DISTANCE OF 58.72 FEET (RECORD DISTANCE OF 50.80 FEET); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15 DEGREES, AN ARC LENGTH OF 23.56 FEET WITH A CHORD BEARING OF 42 DEGREES 24 MINUTES 55 SECONDS WEST AND A CHORD LENGTH OF 21.21 FEET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST 48TH STREET AND RUNNING NORTH 87 DEGREES 28 MINUTES 10 SECONDS WEST A DISTANCE OF 247.21 FEET (RECORD DISTANCE 236.15 FEET); THENCE ALONG THE EASTERN RIGHT-OF-WAY LINE OF JEFFERSON STREET AND RUNNING SOUTH 17 DEGREES 16 MINUTES 05 SECONDS WEST A DISTANCE OF 170.65 FEET (RECORD DISTANCE OF 170.78 FEET); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 6.00 FEET, AN ARC LENGTH OF 12.53 FEET WITH A CHORD BEARING OF 42 DEGREES 33 MINUTES 29 SECONDS EAST AND A CHORD LENGTH OF 10.37 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED TRACT CONTAINING 7,949 SQUARE FEET OR 0.18 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 49, RANGE 33, INCLUDING PART OF LOTS 13, 14, 15, 16 AND 20 AND ALL OF LOTS 21 THROUGH 28, BOTH INCLUSIVE, PENN PARK, A SUBDIVISION RECORDED SEPTEMBER 5, 1905, AS DOCUMENT NO, 539873, IN PLAT BOOK 13 AT PAGE 42 AND INCLUDING PART OF VACATED JEFFERSON STREET ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, SAID VACATION TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH EAST MOST CORNER OF SAID TRACT AND ALSO BEING THE SOUTH RIGHT OF WAY LINE OF WEST 47TH STREET AND RUNNING NORTH 02 DEGREES 36 MINUTES 51 SECONDS EAST A DISTANCE OF 14.63 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 28 SECONDS WEST A DISTANCE OF 133.91 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET WITH AN ARC LENGTH OF 22.86 FEET AND A CHORD BEARING OF SOUTH 46 DEGREES 16 MINUTES 13 SECONDS

WEST WITH A CHORD DISTANCE OF 20.71 FEET; THENCE SOUTH 02 DEGREES 36 MINUTES 55 SECONDS WEST A DISTANCE OF 434.33 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 28 SECONDS EAST A DISTANCE OF 13.07 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 55 SECONDS EAST A DISTANCE OF 434.01 FEET TO A POINT; THENCE NORTH 89 DEGREES 55 MINUTES 28 SECONDS EAST A DISTANCE OF 135.16 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED VACATION CONTAINING 7,787 SQUARE FEET OR 0.179 ACRES, MORE OR LESS.

AND

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 33 EAST, INCLUDING PART OF LOTS AND 16, PENN PARK, A SUBDIVISION RECORDED SEPTEMBER 5, 1905, AS DOCUMENT NO. 539873, IN PLAT BOOK 13 AT PAGE 42; INCLUDING PART OF THE VACATED ALLEY LYING BETWEEN SAID LOTS AND 16 AND INCLUDING PART OF VACATED PENNSYLVANIA AVENUE, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, SAID PROPOSED EASEMENT BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF JEFFERSON STREET, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, ALSO SAID POINT BEING A FOUND CROSS MARKING THE NORTHWEST CORNER OF THE DESCRIBED TRACT OF LAND; THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF SAID STREET, SOUTH 02 DEGREES 13 MINUTES 58 SECONDS WEST A DISTANCE OF 146.33 FEET TO A POINT MARKING THE NORTHERN RIGHT OF WAY LINE OF NICHOLS ROAD TO A POINT, SAID POINT ALSO BEING A FOUND CROSS MARKING THE SOUTHWEST CORNER OF THE DESCRIBED TRACT OF LAND; THENCE FOLLOWING THE NORTHERN RIGHT OF WAY LINE OF NICHOLS ROAD, SOUTH 87 DEGREES 36 MINUTES 06 SECONDS EAST A DISTANCE OF 247.75 FEET TO A POINT, SAID POINT ALSO BEING THE WESTERN RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE; THENCE ALONG SAID WESTERN RIGHT OF WAY NORTH 02 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 146.02 FEET TO A FOUND CROSS MARKING THE NORTHEAST CORNER OF THE DESCRIBED TRACT; THENCE LEAVING SAID RIGHT OF WAY LINE AND CONTINUING ALONG THE FOLLOWING DESCRIBED COURSES: SOUTH 87 DEGREES 31 MINUTES 50 SECONDS EAST A DISTANCE OF 13.85 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 01 SECONDS WEST A DISTANCE OF 145.41 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTWARDLY ALONG A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 14.19 FEET, AN ARC DISTANCE OF 6.81 FEET WITH A CHORD BEARING OF SOUTH 15 DEGREES 59 MINUTES 37 SECONDS WEST AND A CHORD DISTANCE OF 6.75 FEET

TO A POINT OF COMPOUND CURVE; THENCE SOUTHWESTWARDLY ALONG A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 35.29 FEET, AN ARC LENGTH OF 22.63 FEET WITH A CHORD BEARING OF SOUTH 54 DEGREES 45 MINUTES 41 SECONDS WEST AND A CHORD DISTANCE OF 22.24 FEET; THENCE NORTH 87 DEGREES 27 MINUTES 34 SECONDS WEST A DISTANCE OF 222.25 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTWARDLY ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 15.83 FEET, AN ARC DISTANCE OF 8.04 FEET WITH A CHORD BEARING OF SOUTH 77 DEGREES 59 MINUTES 53 SECONDS WEST AND A CHORD DISTANCE OF 7.95 FEET TO A COMPOUND CURVE; THENCE NORTHWESTWARDLY ALONG A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 20.16 FEET, AN ARC DISTANCE OF 51.64 FEET WITH A CHORD BEARING OF NORTH 51 DEGREES 35 MINUTES 19 SECONDS WEST AND A CHORD DISTANCE OF 40.76 FEET TO A COMPOUND CURVE; THENCE NORTHWESTWARDLY ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 304.26 FEET, AN ARC DISTANCE OF 62.34 FEET WITH A CHORD BEARING OF NORTH 08 DEGREES 47 MINUTES 23 SECONDS EAST AND A CHORD DISTANCE OF 56.13 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 21 SECONDS EAST A DISTANCE OF 87.58 FEET; THENCE SOUTH 87 DEGREES 3 MINUTES 50 SECONDS EAST A DISTANCE OF 13.57 FEET TO THE POINT OF BEGINNING. THE TOTAL AREA OF THE DESCRIBED TRACT OF LAND CONTAINS 9,723 SQ. FT. OR 0.22 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOTS 1, 2 AND 3, AND ALL THOSE PARTS OF LOTS 4, 5, 6, 7 AND 8, BLOCK 3, AND LOT OR BLOCK B, ELMDALE, A SUBDIVISION OF LAND IN KANSAS CITY, JACKSON COUNTY, MISSOURI, RECORDED JUNE 9, 1903, AS DOCUMENT NO. 450349, IN PLAT BOOK 12 AT PAGE 15, SAID VACATION TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST MOST CORNER OF SAID DESCRIBED PLAT, SAID POINT ALSO BEING ALONG THE SOUTHERN RIGHT OF WAY LINE OF WEST 46TH STREET AND RUNNING NORTH 01 DEGREES 08 MINUTES 47 SECONDS WEST A DISTANCE OF 16.52 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 223.02 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET WITH AN ARC LENGTH OF 26.52 FEET AND A CHORD BEARING OF SOUTH 40 DEGREES 10 MINUTES 37 SECONDS WEST WITH A CHORD DISTANCE OF 22.19 FEET; THENCE SOUTH 12 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 368.09 FEET; THENCE NORTH 77 DEGREES 44 MINUTES 16 SECONDS EAST A DISTANCE OF 15.11 FEET TO A POINT ALONG THE EASTERN RIGHT OF

WAY LINE OF WYANDOTTE STREET; THENCE ALONG SAID RIGHT OF WAY AND RUNNING NORTH 12 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 339.24 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 36.59 FEET AND A CHORD BEARING OF NORTH 40 DEGREES 10 MINUTES 37 SECONDS EAST WITH A CHORD DISTANCE OF 31.70 FEET TO A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF WEST 46TH STREET; THENCE RUNNING ALONG SAID RIGHT OF WAY AND RUNNING SOUTH 87 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 196.31 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED VACATION CONTAINING 9,575 SQUARE FEET 0.22 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOT 78, COUNTRY CLUB PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FILED OCTOBER 22, 1928, AS DOCUMENT NO. 395117 IN PLAT BOOK 23, AT PAGE 85. EXCLUDING THE INTERIOR OF SAID TRACT OF LAND, THIS VACATION TRACT IS DESCRIBED AS FOLLOWS: COMMENCING FROM THE SOUTHWEST MOST CORNER OF SAID TRACT OF LAND, SAID POINT ALSO BEING ALONG THE NORTHERN RIGHT OF WAY LINE OF NICHOLS ROAD AND THE EASTERN RIGHT OF WAY LINE OF CENTRAL STREET AND RUNNING SOUTH 66 DEGREES 31 MINUTES 23 SECONDS WEST A DISTANCE OF 15.07 FEET TO THE POINT OF BEGINNING OF SAID SIDEWALK VACATION; THENCE RUNNING NORTH 12 DEGREES 26 MINUTES 52 SECONDS WEST A DISTANCE OF 221.57 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 18.33 FEET AND A CHORD BEARING OF NORTH 40 DEGREES 04 MINUTES 25 SECONDS EAST WITH A CHORD DISTANCE OF 15.87 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 349.96 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 13.12 FEET AND A CHORD BEARING OF SOUTH 49 DEGREES 49 MINUTES 22 SECONDS EAST WITH A CHORD DISTANCE OF 12.20 FEET; THENCE SOUTH 12 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 112.68 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 11.00 FEET WITH AN ARC LENGTH OF 16.07 FEET AND A CHORD BEARING OF SOUTH 29 DEGREES 36 MINUTES 44 SECONDS WEST WITH A CHORD DISTANCE OF 14.68 FEET; THENCE SOUTH 71 DEGREES 27 MINUTES 57 SECONDS WEST A DISTANCE OF 56.35 FEET TO A POINT OF NON-TANGENTIAL

CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 590.61 FEET WITH AN ARC LENGTH OF 114.97 FEET AND A CHORD BEARING OF SOUTH 71 DEGREES 58 MINUTES 37 SECONDS WEST WITH A CHORD DISTANCE OF 114.79 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 167.45 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 15.71 FEET AND A CHORD BEARING OF NORTH 57 DEGREES 26 MINUTES 50 SECONDS WEST WITH A CHORD LENGTH OF 14.14 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 15,593 SQUARE FEET OR 0.35 ACRES, MORE OR LESS

AND

ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, THAT LIES WEST OF BROADWAY STREET, NOW KNOWN AS WORNALL ROAD, EAST OF PENNSYLVANIA AVENUE, SOUTH OF NICHOLS ROAD AND NORTH OF WARD PARKWAY, SAID VACATION TRACT IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNERS OF SAID TRACT OF LAND, SAID POINT BEING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF WARD PARKWAY AND THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE, THENCE ALONG SAID NORTHERN RIGHT-OF-WAY AND RUNNING SOUTH 77 DEGREES 33 MINUTES 34 SECONDS WEST A DISTANCE OF 0.59 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 26.18 FEET WITH AN ARC LENGTH OF 29.14 FEET WITH A CHORD BEARING OF NORTH 05 DEGREES 01 MINUTES 22 SECONDS WEST WITH A CHORD DISTANCE OF 27.66 FEET; THENCE NORTH 26 DEGREE 52 MINUTES 07 SECONDS EAST A DISTANCE OF 157.27 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 372.66 FEET WITH AN ARC LENGTH OF 158.20 FEET AND A CHORD BEARING OF NORTH 14 DEGREES 42 MINUTES 38 SECONDS EAST WITH A CHORD LENGTH OF 157.02 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 56 SECONDS EAST A DISTANCE OF 15.73 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET WITH AN ARC LENGTH OF 18.87 FEET; THENCE SOUTH 87 DEGREES 32 MINUTES 02 SECONDS EAST A DISTANCE OF 456.51 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET WITH AN ARC LENGTH OF 18.84 FEET AND WITH A CHORD BEARING OF SOUTH 42 DEGREES 30 MINUTES 51 SECONDS EAST WITH A CHORD LENGTH OF 16.96 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 186.74 FEET; THENCE SOUTH 77 DEGREES 33

MINUTES 34 SECONDS WEST A DISTANCE OF 9.49 FEET; THENCE NORTH ALONG THE WESTERN RIGHT-OF-WAY OF BROADWAY BOULEVARD AND RUNNING NORTH 02 DEGREES 30 MINUTES 19 SECONDS EAST A DISTANCE OF 185.84 FEET TO A POINT, SAID POINT BEING THE SOUTHERN RIGHT-OF-WAY LINE OF NICHOLS ROAD; THENCE ALONG SAID ROAD AND RUNNING NORTH 87 DEGREES 32 MINUTES 02 SECONDS WEST TO A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE; THENCE ALONG SAID EASTERN RIGHT-OF-WAY LINE AND RUNNING SOUTH 02 DEGREES 32 MINUTES 56 SECONDS WEST A DISTANCE OF 12.31 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 388.00 FEET WITH AN ARC LENGTH OF 164.69 FEET AND A CHORD BEARING OF SOUTH 14 DEGREES 42 MINUTES 32 SECONDS WEST AND A CHORD DISTANCE OF 163.46 FEET; THENCE SOUTH 26 DEGREES 52 MINUTES 07 SECONDS WEST A DISTANCE OF 180.41 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 14,245 SQUARE FEET OR 0.32 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOTS 74, 75, 76 AND 77, COUNTRY CLUB PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED AUGUST 21, 1923, AS DOCUMENT NO. 134590, IN PLAT BOOK 21 AT PAGE 54, SAID VACATION TRACTS OUTER BOUNDARY IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ALONG THE SOUTHWEST CORNER OF SAID TRACT THEREIN DESCRIBED, SAID POINT BEING ALONG A POINT OF CURVATURE, THENCE RUNNING NORTH 28 DEGREES 15 MINUTES 12 SECONDS WEST A DISTANCE OF 7.34 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED VACATION; THENCE ALONG THE OUTER PERIMETER THE FOLLOWING VACATION ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 356.03 FEET WITH AN ARC LENGTH OF 213.96 FEET AND A CHORD BEARING OF NORTH 44 DEGREES 31 MINUTES 49 SECONDS EAST WITH A CHORD DISTANCE OF 210.76 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 22.00 FEET WITH AN ARC LENGTH OF 54.93 FEET AND A CHORD BEARING OF SOUTH 81 DEGREES 09 MINUTES 14 SECONDS EAST WITH A CHORD DISTANCE OF 41.73 FEET; THENCE SOUTH 09 DEGREES 37 MINUTES 18 SECONDS EAST A DISTANCE OF 169.90 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 35.68 FEET AND A CHORD BEARING OF SOUTH 41 DEGREES 29 MINUTES 13 SECONDS WEST WITH A CHORD LENGTH OF 31.13 FEET;

THENCE NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 215.31 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 13.00 FEET WITH AN ARC LENGTH OF 33.84 FEET AND A CHORD BEARING OF NORTH 12 DEGREES 49 MINUTES 44 SECONDS WEST WITH A CHORD DISTANCE OF 25.06 FEET; THENCE NORTH 61 DEGREES 44 MINUTES 48 SECONDS EAST A DISTANCE OF 27.07 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 46, 186 SQUARE FEET OR 1.06 ACRES, MORE OR LESS;

giving the distinct description of the sidewalk right-of-way to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said sidewalk right-of-way has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That A SIDEWALK VACATION SURROUNDING ALL THAT PART OF LOT 1, WORNALL PARK RESURVEY, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, RECORDED JULY 17, 1986, AS DOCUMENT NO. K-724383, IN PLAT BOOK 36 AT PAGE 88, SAID VACATION TRACT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWEST MOST CORNER OF SAID DESCRIBED TRACT THEREIN, THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF BROADWAY BOULEVARD AND RUNNING NORTH 02 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 216.52 FEET TO A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF WEST 46TH TERRACE, SAID POINT BEING A FOUND IRON PIPE WITH A CAP LYING SOUTH 0.17 FEET AND EAST 1.47 FEET FROM SAID POINT; THENCE RUNNING NORTH 87 DEGREES 39 MINUTES 24 SECONDS WEST A DISTANCE OF 10.72 FEET; THENCE SOUTH 02 DEGREES 25 MINUTES 26 SECONDS WEST A DISTANCE OF 280.96 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 18.31 FEET WITH AN ARC LENGTH OF 35.13 FEET AND A CHORD BEARING OF SOUTH 69 DEGREES 57 MINUTES 14 SECONDS EAST WITH A CHORD DISTANCE OF 19.12 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 22.00 FEET WITH AN ARC LENGTH OF 13.04 FEET AND A CHORD BEARING OF NORTH 69 DEGREES 57 MINUTES 14 SECONDS EAST WITH A CHORD DISTANCE OF 19.12 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 255.17 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 14.39 FEET WITH AN ARC

LENGTH OF 16.72 FEET AND A CHORD BEARING OF NORTH 59 DEGREES 10 MINUTES 43 SECONDS EAST WITH A CHORD DISTANCE OF 15.85 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.44 FEET WITH AN ARC LENGTH OF 50.70 FEET AND A CHORD BEARING OF NORTH 25 DEGREES 52 MINUTES 44 SECONDS EAST WITH A CHORD DISTANCE OF 48.58 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 349.16 FEET WITH AN ARC LENGTH OF 213.63 FEET AND A CHORD BEARING OF NORTH 48 DEGREES 15 MINUTES 46 SECONDS EAST WITH A CHORD LENGTH OF 210.31 FEET; THENCE NORTH 60 DEGREES 12 MINUTES 23 SECONDS WEST A DISTANCE OF 12.99 FEET TO A POINT ALONG THE NORTHERN RIGHT OF WAY LINE OF WORNALL ROAD, THENCE ALONG SAID NORTHERN PUBLIC ROAD AND RUNNING ALONG A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 303.37 FEET WITH AN ARC LENGTH OF 206.14 FEET AND A CHORD BEARING OF SOUTH 49 DEGREES 15 MINUTES 34 SECONDS WEST WITH A CHORD DISTANCE OF 202.20 FEET; THENCE SOUTH 19 DEGREES 05 MINUTES 08 SECONDS A DISTANCE OF 3.34 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG AS SAID CURVE TO THE LEFT HAVING A RADIUS OF 60.50 FEET WITH AN ARC LENGTH OF 48.65 FEET AND A CHORD BEARING OF SOUTH 33 DEGREES 21 MINUTES 25 SECONDS WITH A CHORD DISTANCE OF 47.35 FEET; THENCE SOUTH 10 DEGREES 19 MINUTES 13 SECONDS WEST A DISTANCE OF 9.42 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 287.78 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 58.25 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 11,099 SQUARE FEET OR 0.25 ACRES, MORE OR LESS

AND

A SIDEWALK EASEMENT FOR USE WITH COURT OF PENGUINS - BLOCK 15 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LYING 16.71 FEET SOUTH EAST FROM THE SOUTH EASTERN MOST CORNER OF THE DESCRIBED TRACT OF LAND, THENCE ALONG THE FOLLOWING DESCRIBED COURSES: NORTH 26 DEGREES 17 MINUTES 10 SECONDS EAST A DISTANCE OF 50.06 FEET; THENCE NORTH 23 DEGREES 32 MINUTES 25 SECONDS EAST A DISTANCE OF 38.04 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 359.27 FEET, AN ARC LENGTH OF 109.72 FEET, A CHORD BEARING OF NORTH 10 DEGREES 44 MINUTES 37 SECONDS EAST AND A CHORD LENGTH OF 109.30 FEET TO A COMPOUND CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.30 FEET, AN ARC LENGTH OF 24.07 FEET, A CHORD BEARING OF NORTH 42 DEGREES 40 MINUTES 14 SECONDS WEST AND A CHORD LENGTH OF 21.66 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 87 DEGREES 44 MINUTES 22 SECONDS WEST A DISTANCE OF 229.89 FEET TO A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 17.32 FEET, AN ARC LENGTH OF 11.92 FEET, A CHORD BEARING OF NORTH 68 DEGREES 01 MINUTE 31 SECONDS WEST AND A CHORD LENGTH OF 17.32 FEET TO A COMPOUND CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS

OF 23.02 FEET, AN ARC LENGTH OF 16.59 FEET WITH A CHORD BEARING OF NORTH 68 DEGREES 57 MINUTES 53 SECONDS WEST AND A CHORD LENGTH OF 16.24 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 88 DEGREES 36 MINUTES 11 SECONDS WEST A DISTANCE OF 18.87 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 14.81 FEET, AN ARC LENGTH OF 19.24 FEET, WITH A CHORD BEARING OF SOUTH 54 DEGREES 55 MINUTES 42 SECONDS WEST AND A CHORD DISTANCE OF 17.92 FEET; THENCE LEAVING SAID CURVE AND RUNNING SOUTH SOUTH 17 DEGREES 17 MINUTES 04 SECONDS WEST A DISTANCE OF 119.35 FEET; THENCE SOUTH 17 DEGREES 33 MINUTES 16 SECONDS WEST A DISTANCE OF 25.85 FEET; THENCE SOUTH 26 DEGREES 53 MINUTES 25 SECONDS WEST A DISTANCE OF 49.06 FEET, THENCE SOUTH 37 DEGREES 35 MINUTES 29 SECONDS WEST A DISTANCE OF 8.29 FEET TO A CURVE; THENCE ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 7.92 FEET, AN ARC LENGTH OF 13.79 FEET, A CHORD BEARING OF SOUTH 48 DEGREES 39 MINUTES 14 SECONDS WEST AND A CHORD LENGTH OF 12.11 FEET TO A COMPOUND CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 35.86 FEET, AN ARC LENGTH OF 50.88 FEET, A CHORD BEARING OF SOUTH 41 DEGREES 53 MINUTES 31 SECONDS EAST AND A CHORD LENGTH OF 46.72 FEET; THENCE LEAVING SAID CURVE AND RUNNING SOUTH 87 DEGREES 51 MINUTES 27 SECONDS EAST A DISTANCE OF 13.17 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 7.07 FEET, AN ARC LENGTH OF 14.10 FEET, A CHORD BEARING OF NORTH 35 DEGREES 01 MINUTE 36 SECONDS WEST AND A CHORD LENGTH OF 11.88 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 30 DEGREES 17 MINUTES 07 SECONDS WEST A DISTANCE OF 9.71 FEET; THENCE SOUTH 87 DEGREES 29 MINUTES 49 SECONDS EAST A DISTANCE OF 260.72 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 19.21 FEET, AN ARC LENGTH OF 24.69 FEET, A CHORD BEARING OF NORTH 55 DEGREES 41 MINUTES 17 SECONDS EAST AND A CHORD LENGTH OF 23.02 FEET; THENCE NORTH 87 DEGREES 28 MINUTES 10 SECONDS WEST A DISTANCE OF 16.71 FEET TO A FOUND NAIL IN CONCRETE, SAID POINTS ALSO BEING THE SOUTH WEST MOST CORNER OF THE DESCRIBED TRACT THEREIN; THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE AND RUNNING NORTH 26 DEGREES 54 MINUTES 59 SECONDS EAST A DISTANCE OF 58.25 FEET TO A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300 FEET, AN ARC LENGTH OF 126.39 FEET, A CHORD BEARING OF NORTH 14 DEGREES 45 MINUTES 23 SECONDS EAST AN A CHORD LENGTH OF 126.39 FEET; THENCE NORTH 02 DEGREES 35 MINUTES 47 SECONDS EAST A DISTANCE OF 12.89 FEET TO A POINT ALSO BEING THE INTERSECTING POINT BETWEEN THE WEST RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE AND THE SOUTH RIGHT OF WAY LINE OF NICHOLAS ROAD; THENCE FOLLOWING THE SOUTH RIGHT-OF-WAY LINE OF SAID ROAD NORTH 87 DEGREES 36 MINUTES 06 SECONDS WEST A DISTANCE OF 277.48 FEET TO A POINT, SAID POINT ALSO BEING THE INTERSECTING POINT BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF NICHOLAS ROAD AND THE EAST RIGHT-OF-WAY LINE OF JEFFERSON STREET; THENCE FOLLOWING THE EAST RIGHT-OF-WAY LINE OF SAID STREET SOUTH 17 DEGREES 11 MINUTES 27 SECONDS WEST A DISTANCE OF 187.41 FEET TO A

CURVE, THE BEGINNING OF SAID CURVE BEING A FOUND CROSS MARKING THE SOUTH WEST MOST CORNER OF SAID TRACT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 6.00 FEET, AN ARC LENGTH OF 10.96 FEET, A CHORD BEARING OF 35 DEGREES 08 MINUTES 21 SECONDS EAST AND A CHORD LENGTH OF 9.50 FEET TO A POINT, SAID POINT ALSO BEING A FOUND CROSS ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST 48TH STREET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STREET SOUTH 87 DEGREES 28 MINUTES 10 SECONDS EAST A DISTANCE OF 268.28 FEET TO THE POINT OF BEGINNING. THE TOTAL AREA OF THE DESCRIBED TRACT CONTAINS 16,303 SQUARE FEET OR 0.37 ACRES, MORE OR LESS.

AND

ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING WEST OF BROADWAY STREET, EAST OF PENNSYLVANIA AVENUE, SOUTH OF 47TH STREET AND NORTH OF NICHOLS ROAD & ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, SAID TRACT IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE WESTERN RIGHT-OF-WAY LINE OF BROADWAY BOULEVARD, AN 80 FOOT PUBLIC ROAD; THENCE RUNNING SOUTH ALONG SAID RIGHT-OF-WAY SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 296.36 FEET TO A POINT ALONG THE NORTHERN RIGHT-OF-WAY LINE OF NICHOLS ROAD, A VARIABLE WIDTH PUBLIC ROAD; THENCE ALONG SAID NORTHERN RIGHT-OF-WAY NORTH 87 DEGREES 32 MINUTES 02 SECONDS WEST A DISTANCE OF 462.21 FEET TO A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE, A 60 FOOT PUBLIC ROAD; THENCE NORTH ALONG SAID PUBLIC RIGHT-OF-WAY NORTH 02 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 302.07 FEET TO A POINT ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST 46TH STREET, A VARIABLE WIDTH PUBLIC ROAD; THENCE EAST ALONG SAID PUBLIC RIGHT-OF-WAY SOUTH 87 DEGREES 34 MINUTES 10 SECONDS EAST A DISTANCE OF 302.07 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 6.00 FEET; THENCE SOUTH 87 DEGREES 34 MINUTES 13 SECONDS A DISTANCE OF 85.97 FEET TO THE POINT OF BEGINNING. FROM SAID LAST POINT OF TRACT DESCRIBED THE FOLLOWING PROPOSED SIDEWALK EASEMENT: BEGINNING AT A POINT ALONG THE WESTERN RIGHT-OF-WAY LINE OF BROADWAY BOULEVARD, AN 80 FOOT PUBLIC ROAD; THENCE SOUTH 87 DEGREES 34 MINUTES 13 SECONDS EAST A DISTANCE OF 14.00 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 299.37 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET WITH AN ARC LENGTH OF 18.85 FEET AND HAVING A CHORD BEARING OF SOUTH 47 DEGREES 27 MINUTES 58 SECONDS WEST WITH A CHORD DISTANCE OF 16.97 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 87 DEGREES 32 MINUTES 02 SECONDS WEST A DISTANCE OF 461.21 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 11.00 FEET WITH AN

ARC LENGTH OF 17.28 FEET AND HAVING A CHORD BEARING OF NORTH 42 DEGREES 31 MINUTES 25 SECONDS WEST WITH A CHORD LENGTH OF 15.56 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 02 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 278.25 FEET; THENCE NORTH 31 DEGREES 32 MINUTES 10 SECONDS WEST A DISTANCE OF 12.04 FEET; THENCE NORTH 02 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 5.49 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 31.40 FEET AND A CHORD BEARING OF NORTH 47 DEGREES 27 MINUTES 31 SECONDS EAST WITH A CHORD DISTANCE OF 28.27 FEET; THENCE LEAVING SAID CURVE AND RUNNING SOUTH 87 DEGREES 34 MINUTES 10 SECONDS EAST A DISTANCE OF 442.60 FEET; THENCE NORTH 01 DEGREES 10 MINUTES 47 SECONDS EAST A DISTANCE OF 1.27 FEET TO A NON-TANGENTIAL CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT AND HAVING A RADIUS OF 18.60 FEET WITH AN ARC LENGTH OF 32.45 FEET AND HAVING A CHORD BEARING OF SOUTH 87 DEGREES 34 MINUTES 13 SECONDS WITH A CHORD LENGTH OF 28.49 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 14.91 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 18,331 SQUARE FEET OR 0.42 ACRES, MORE OR LESS.

AND

A TRACT OF LAND LYING AROUND ALL FRONT OF STREETS ABUTTING ALL THAT PART OF LOTS 93 THROUGH 99 AND LOTS 102 THROUGH 113 OF LA SOLANA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED FEBRUARY 19, 1926 AS DOCUMENT NO. 272274, IN PLAT BOOK 23 AT PAGE 10, AND THAT PART OF 46TH STREET TERRACE RIGHT OF WAY VACATED BY ORDINANCE NUMBER 971461, APPROVED OCTOBER 16, 1997, LYING BELOW AN ELEVATION OF 158.00 FEET, KANSAS CITY, MISSOURI DATUM & LOT 114 OF LA SOLANA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED FEBRUARY 19, 1926, AS DOCUMENT NO. 272274, IN PLAT BOOK 23 AT PAGE 10, SAID EXHIBIT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE; THENCE RUNNING SOUTH ALONG SAID ROAD SOUTH 02 DEGREES 45 MINUTES 21 SECONDS WEST A DISTANCE OF 321.37 FEET; THENCE SOUTH 10 DEGREES 31 MINUTES 55 SECONDS WEST A DISTANCE OF 3.09 FEET; THENCE SOUTH 01 DEGREES 50 MINUTES 33 SECONDS WEST A DISTANCE OF 14.68 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.10 FEET, AN ARC LENGTH OF 22.93 FEET WITH A CHORD BEARING OF SOUTH 41 DEGREES 40 MINUTES 19 SECONDS EAST AND A CHORD LENGTH OF 20.79 FEET; THENCE LEAVING SAID CURVE AND RUNNING SOUTH 87 DEGREES 28 MINUTES 13 SECONDS EAST A DISTANCE OF 473.08 FEET; THENCE SOUTH 57 DEGREES 51 MINUTES 53 SECONDS EAST A DISTANCE OF 10.10 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 9.64 FEET, AN ARC LENGTH OF 19.45 FEET WITH A CHORD BEARING OF NORTH 64

DEGREES 20 MINUTES EAST AND A CHORD DISTANCE OF 16.32 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 02 DEGREES 23 MINUTES 16 SECONDS EAST A DISTANCE OF 170.57 FEET; THENCE NORTH 86 DEGREES 15 MINUTES 46 SECONDS WEST A DISTANCE OF 9.77 FEET; THENCE RUNNING ALONG THE WESTERN RIGHT-OF-WAY LINE OF BROADWAY BOULEVARD AND RUNNING SOUTH 02 DEGREES 20 MINUTES 03 SECONDS WEST A DISTANCE OF 159.39 FEET TO A POINT ALONG THE NORTHERN RIGHT-OF-WAY LINE OF WEST 47TH STREET; THENCE ALONG SAID NORTHERN LINE AND RUNNING NORTH 87 DEGREES 29 MINUTES 39 SECONDS WEST A DISTANCE OF 488.62 FEET TO A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE; THENCE ALONG SAID EASTERN LINE AND RUNNING NORTH 02 DEGREES 21 MINUTES 35 SECONDS EAST A DISTANCE OF 339.89 FEET; THENCE NORTH 86 DEGREES 16 MINUTES 11 SECONDS WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED TRACT CONTAINING 12,532 SQUARE FEET OR 0.29 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOTS 65, 66, 69, 70, 71, 72 AND 73, COUNTRY CLUB PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FILED AUGUST 21, 1923, AS DOCUMENT NO. 134590, IN PLAT BOOK 21 AT PAGE 54, TOGETHER WITH THE VACATED NORTH 9.25 FEET OF PUBLIC COURT LYING SOUTH OF AND ADJOINING LOTS 66 AND 73, SAID VACATION TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF SAID TRACT AND RUNNING NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 197.58 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 13.60 FEET AND A CHORD BEARING OF NORTH 48 DEGREES 26 MINUTES 46 SECONDS WEST WITH A CHORD DISTANCE OF 12.58 FEET; THENCE NORTH 09 DEGREES 29 MINUTES 45 SECONDS WEST A DISTANCE OF 251.42 FEET; THENCE SOUTH 86 DEGREES 18 MINUTES 05 SECONDS WEST A DISTANCE OF 12.06 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 15.90 FEET AND A CHORD BEARING OF NORTH 61 DEGREES 14 MINUTES 48 SECONDS WEST WITH A CHORD DISTANCE OF 15.90 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 12 DEGREES 07 MINUTES 47 SECONDS WEST A DISTANCE OF 6.99 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 29.33 FEET WITH AN ARC LENGTH OF 67.88 FEET AND A CHORD BEARING OF NORTH 52 DEGREES 18 MINUTES 33 SECONDS EAST WITH A CHORD DISTANCE OF 53.71 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 87 DEGREES 19 MINUTES 09 SECONDS EAST A DISTANCE OF 259.91 FEET; THENCE SOUTH 08 DEGREES 20 MINUTES 09 SECONDS EAST A DISTANCE OF 4.15 FEET TO A POINT ALONG THE SOUTH RIGHT OF WAY LINE OF WEST 46TH STREET; THENCE ALONG SAID RIGHT OF WAY LINE AND RUNNING NORTH 87 DEGREES 19 MINUTES 09 SECONDS WEST A DISTANCE OF 275.09 FEET TO A POINT ALONG THE EAST RIGHT OF WAY LINE OF WYANDOTTE

STREET AND RUNNING SOUTH 09 DEGREES 29 MINUTES 45 SECONDS EAST A DISTANCE OF 139.81 FEET; THENCE SOUTH 87 DEGREES 19 MINUTES 09 SECONDS EAST A DISTANCE OF 179.70 FEET; THENCE SOUTH 02 DEGREES 35 MINUTES 32 SECONDS A DISTANCE OF 76.31 FEET; THENCE NORTH 87 DEGREES 23 MINUTES 59 SECONDS WEST A DISTANCE OF 75.03 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 17 SECONDS EAST A DISTANCE OF 66.50 FEET; THENCE NORTH 87 DEGREES 22 MINUTES 45 SECONDS WEST A DISTANCE OF 102.44 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF WYANDOTTE STREET; THENCE ALONG SAID RIGHT OF WAY AND RUNNING SOUTH 09 DEGREES 29 MINUTES 18 SECONDS WEST A DISTANCE OF 139.41 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF WEST 46TH STREET; THENCE SOUTH 87 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 162.99 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET WITH AN ARC LENGTH OF 36.93 FEET AND A CHORD BEARING OF NORTH 73 DEGREES 21 MINUTES 41 SECONDS EAST WITH A CHORD DISTANCE OF 36.24 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 02 DEGREES 32 MINUTES 32 SECONDS WEST A DISTANCE OF 26.18 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED VACATION CONTAINING 15,119 SQUARE FEET OR 0.34 ACRES, MORE OR LESS

AND

AN EASEMENT DESCRIBED ALONG ALL OR PARTS OF LOT 28 AND 45 THRU 56, COUNTRY CLUB PLAZA, A SUBDIVISION OF LAND RECORDED OCTOBER 23, 1911, AS DOCUMENT NO. 838840, IN PLAT BOOK 17 AT PAGE 42 AND RECORDED MAY 4, 1912, AS DOCUMENT NO. 867946, IN PLAT BOOK 17 AT PAGE 77, AND PARTS OF VACATED STREETS ADJOINING, BEING ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 49, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI, BOUNDED BY THE SOUTH RIGHT-OF-WAY LINE OF NICHOLS ROAD, AS NOW ESTABLISHED, ON THE NORTH BY THE WEST RIGHT-OF-WAY LINE OF CENTRAL STREET, AS NOW ESTABLISHED, ON THE EAST; BY THE NORTH RIGHT-OF-WAY LINE OF WARD PARKWAY, AS NOW ESTABLISHED, ON THE SOUTH; AND BY THE EAST RIGHT-OF-WAY LINE OF WORNALL ROAD AS NOW ESTABLISHED, ON THE WEST; SAID TRACT BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST MOST CORNER OF THE DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING THE EASTERN RIGHT OF WAY LINE OF BROADWAY BOULEVARD, THENCE RUNNING SOUTH 77 DEGREES 34 MINUTES 08 SECONDS WEST A DISTANCE OF 14.76 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 188.74 FEET TO A POINT OF NON-TANGENTIAL CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 14.75 FEET WITH AN ARC LENGTH OF 18.74 FEET AND A CHORD BEARING OF NORTH 41 DEGREES 46 MINUTES 01 SECONDS EAST WITH A CHORD DISTANCE OF 17.50 FEET; THENCE NORTH 77 DEGREES 33 MINUTES 13 SECONDS EAST A DISTANCE OF 265.56 FEET TO A POINT OF NON-TANGENTIAL CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.22 FEET WITH AN ARC LENGTH OF 16.08 FEET AND A CHORD

BEARING OF SOUTH 57 DEGREES 31 MINUTES 39 SECONDS EAST WITH A CHORD DISTANCE OF 14.47 FEET; THENCE SOUTH 12 DEGREES 26 MINUTES 52 SECONDS EAST A DISTANCE OF 182.53 FEET; THENCE SOUTH 77 DEGREES 34 MINUTES 08 SECONDS WEST A DISTANCE OF 14.78 FEET TO A POINT ALONG THE WESTERN RIGHT OF WAY LINE OF CENTRAL STREET, SAID POINT ALSO BEING A FOUND CUT CROSS IN THE SIDEWALK; THENCE ALONG SAID PUBLIC RIGHT OF WAY AND RUNNING NORTH 12 DEGREES 26 MINUTES 52 SECONDS WEST A DISTANCE OF 176.73 FEET TO A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF NICHOLS ROAD; THENCE ALONG SAID PUBLIC RIGHT OF WAY AND RUNNING SOUTH 77 DEGREES 33 MINUTES 13 SECONDS EAST A DISTANCE OF 265.56 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF BROADWAY BOULEVARD, SAID POINT ALSO BEING A FOUND NAIL IN CONCRETE LYING NORTH 0.45 FEET AND WEST 1.15 FEET OF THE POINT THEREIN DESCRIBED; THENCE ALONG SAID EASTERN RIGHT OF WAY LINE AND RUNNING SOUTH 02 DEGREES 25 MINUTES 26 SECONDS WEST A DISTANCE OF 182.76 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 9,802 SQUARE FEET OR 0.22 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOT 79, COUNTRY CLUB PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED OCTOBER 22, 1928, AS DOCUMENT NO. 3951 17, IN PLAT BOOK 23 AT PAGE 85, SAID VACATION TRACT DESCRIBED AS FOLLOWS: COMMENCING FROM THE SOUTHWEST MOST CORNER OF SAID TRACT OF LAND, SAID POINT ALSO BEING THE POINT OF BEGINNING OF 'PROPOSED VACATION #1' AND BEING ALONG THE EASTERN RIGHT OF WAY LINE OF CENTRAL STREET AND RUNNING SOUTH 77 DEGREES 32 MINUTES 54 SECONDS WEST A DISTANCE OF 14.05 FEET; THENCE NORTH 12 DEGREES 26 MINUTES 52 SECONDS WEST A DISTANCE OF 131.85 FEET; THENCE NORTH 66 DEGREES 20 MINUTES 40 SECONDS WEST A DISTANCE OF 9.32 FEET; THENCE NORTH 12 DEGREES 26 MINUTES 52 SECONDS WEST A DISTANCE OF 40.93 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET WITH AN ARC LENGTH OF 28.27 FEET AND A CHORD BEARING OF NORTH 32 DEGREES 33 DEGREES | SECONDS EAST AND A CHORD DISTANCE OF 25.46 FEET; THENCE NORTH 77 DEGREES 33 MINUTES II SECONDS EAST A DISTANCE OF 95.05 FEET; THENCE SOUTH 66 DEGREES 53 MINUTES 35 SECONDS EAST A DISTANCE OF 12.79 FEET TO A POINT OF NON-TANGENTIAL CURVATURE, SAID POINT ALSO BEING ALONG THE SOUTHERN RIGHT OF WAY LINE OF NICHOLS ROAD; THENCE FOLLOWING SAID RIGHT OF WAY AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 667.73 FEET WITH AN ARC LENGTH OF 125.00 FEET AND A CHORD BEARING OF SOUTH 70 DEGREES 54 MINUTES 51 SECONDS WEST AND A CHORD DISTANCE OF 104.85 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 162.66 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF WYANDOTTE STREET; THENCE ALONG SAID RIGHT OF WAY RUNNING SOUTH 12 DEGREES 26 MINUTES 52

SECONDS EAST A DISTANCE OF 176.42 FEET TO THE POINT OF BEGINNING. THENCE DESCRIBED THE FOLLOWING DESCRIBED SECOND PART OF SAID SIDEWALK VACATION: BEGINNING AT A POINT ALONG THE WESTERN RIGHT OF WAY LINE OF WYANDOTTE STREET, SAID POINT BEING THE POINT OF BEGINNING OF 'PROPOSED VACATION #2' AND RUNNING NORTH 77 DEGREES 32 MINUTES 54 SECONDS EAST A DISTANCE OF 14.66 FEET; THENCE NORTH 12 DEGREES 14 MINUTES 28 SECONDS WEST A DISTANCE OF 178.78 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 15.74 FEET AND A CHORD BEARING OF NORTH 57 DEGREES 20 MINUTES 38 SECONDS WEST WITH A CHORD DISTANCE OF 14.17 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 4.62 FEET TO A POINT ALONG THE WESTERN RIGHT OF WAY LINE OF WYANDOTTE STREET; THENCE ALONG SAID RIGHT OF WAY AND RUNNING SOUTH 12 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 188.82 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE COMBINED DESCRIBED VACATIONS CONTAINING 9,701 SQUARE FEET OR 0.22 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION DESCRIBED ALONG ALL OR PARTS OF LOTS 38 THRU 44 AND 57 THRU 64, COUNTRY CLUB PLAZA, A SUBDIVISION OF LAND RECORDED SEPTEMBER 26, 1911 AS DOCUMENT NO. 838840, IN PLAT BOOK 17 AT PAGE 42 AND RECORDED MAY 4, 1912, AS DOCUMENT NO. 867946, IN PLAT BOOK 17 AT PAGE 77, AND PARTS OF VACATED STREETS ADJOINING, BEING ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 49, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI, SAID VACATION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE SOUTH EAST MOST CORNER OF THE TRACT OF LAND DESCRIBED; THENCE SOUTH 12 DEGREES 26 MINUTES 52 SECONDS EAST A DISTANCE OF 10.67 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 44.00 FEET WITH AN ARC LENGTH OF 69.16 FEET AND A CHORD BEARING OF SOUTH 32 DEGREES 34 MINUTES 53 SECONDS WEST WITH A CHORD DISTANCE OF 62.26 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 233.57 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 31.71 FEET AND A CHORD BEARING OF NORTH 50 DEGREES 00 MINUTES 41 SECONDS WEST WITH A CHORD LENGTH OF 31.71 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 19.32 FEET; THENCE NORTH 31 DEGREES 57 MINUTES 43 SECONDS EAST A DISTANCE OF 7.78 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 49 SECONDS EAST A DISTANCE OF 267.78 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET WITH AN ARC LENGTH OF 18.85 FEET AND A CHORD BEARING OF NORTH 47 DEGREES 36 MINUTES 23 SECONDS EAST WITH A CHORD DISTANCE OF 16.97 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 03 SECONDS EAST A DISTANCE OF 7.48 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF

16.00 FEET WITH AN ARC LENGTH OF 10.68 FEET AND A CHORD BEARING OF SOUTH 68 DEGREES 17 MINUTES 03 SECONDS EAST WITH A CHORD DISTANCE OF 10.48 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 16.00 FEET WITH AN ARC LENGTH OF 10.68 FEET AND A CHORD BEARING OF SOUTH 68 DEGREES 17 MINUTES 03 SECONDS EAST WITH A CHORD DISTANCE OF 10.48 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 03 SECONDS EAST A DISTANCE OF 166.96 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET WITH AN ARC LENGTH OF 23.55 FEET AND A CHORD BEARING OF SOUTH 49 DEGREES 55 MINUTES 27 SECONDS EAST WITH A CHORD DISTANCE OF 21.90 FEET; THENCE SOUTH 12 DEGREES 26 MINUTES 52 SECONDS EAST A DISTANCE OF 2.76 FEET TO A POINT ALONG THE SOUTH LINE OF WEST 47TH STREET; THENCE ALONG SAID PUBLIC RIGHT OF WAY AND RUNNING NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 215.27 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF BROADWAY BOULEVARD; THENCE ALONG SAID PUBLIC RIGHT OF WAY AND RUNNING SOUTH 02 DEGREES 25 MINUTES 26 SECONDS WEST A DISTANCE OF 297.47 TO A POINT ALONG THE NORTH RIGHT OF WAY LINE OF NICHOLS ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE AND RUNNING NORTH 77 DEGREES 33 MINUTES 13 SECONDS EAST A DISTANCE OF 240.20 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 44.00 FEET WITH AN ARC LENGTH OF 69.16 FEET AND A CHORD BEARING OF NORTH 32 DEGREES 34 MINUTES 53 SECONDS EAST WITH A CHORD DISTANCE OF 62.26 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 8,866 SQUARE FEET OR 0.20 ACRES, MORE OR LESS

AND

LOT 11, TOGETHER WITH THAT PORTION OF VACATED PENNSYLVANIA AVENUE LYING EASTERLY THEREOF AND ADJOINING, PHILLIPS PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED MARCH 26, 1929, AS DOCUMENT NO. 407685, IN PLAT BOOK 23 AT PAGE 95. A TRACT OF LAND LYING ALONG ALL FRONTS OF STREETS ABUTTING A TRACT OF LAND BEING LOT 11, TOGETHER WITH THAT PORTION OF VACATED PENNSYLVANIA AVENUE LYING EASTERLY THEREOF AND ADJOINING PHILLIPS PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, SAID TRACT OF LAND BEING A PROPOSED SIDEWALK EASEMENT AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WESTERN MOST CORNER OF LOT 11, SAID POINT LOCATED ALONG THE NORTHERN RIGHT-OF-WAY LINE OF WARD PARKWAY, THENCE RUNNING ALONG SAID RIGHT OF WAY SOUTH 77 DEGREES, 36 MINUTES 56 SECONDS WEST A DISTANCE OF 26.41 FEET; THENCE LEAVING SAID WARD PARKWAY AND RUNNING NORTH 17 DEGREES 09 MINUTES 41 SECONDS EAST A DISTANCE OF 180.52 FEET TO A POINT; THENCE ALONG A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 29.28 FEET, AN ARC LENGTH OF 35.01 FEET WITH A CHORD BEARING OF NORTH 56 DEGREES 02 MINUTES 50 SECONDS EAST AND A CHORD LENGTH OF 32.96 FEET, THENCE

SOUTH 87 DEGREES 30 MINUTES 09 SECONDS EAST A DISTANCE OF 237.87 FEET, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.56 FEET, A CHORD LENGTH OF 40.15 FEET WITH A CHORD BEARING OF SOUTH 42 DEGREES 30 MINUTES 14 SECONDS EAST AND A CHORD LENGTH OF 36.15 FEET; THENCE SOUTH 02 DEGREES 29 MINUTES 41 SECONDS WEST A DISTANCE OF 79.47 FEET; THENCE SOUTH 77 DEGREES 36 MINUTES 56 SECONDS WEST A DISTANCE OF 31.50 FEET; THENCE IN A NORTH EASTERLY DIRECTION ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25 FEET, AN ARC LENGTH OF 32.74 FEET WITH A CHORD BEARING OF NORTH 40 DEGREES 05 MINUTES 54 SECONDS EAST AND A CHORD LENGTH OF 30.45 FEET; THENCE ALONG THE WESTERN PUBLIC RIGHT-OF-WAY OF PENNSYLVANIA AVENUE AND RUNNING NORTH 02 DEGREES 34 MINUTES 51 SECONDS EAST A DISTANCE OF 58.72 FEET (RECORD DISTANCE OF 50.80 FEET); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15 FEET, AN ARC LENGTH OF 23.56 FEET WITH A CHORD BEARING OF 42 DEGREES 24 MINUTES 55 SECONDS WEST AND A CHORD LENGTH OF 21.21 FEET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST 48TH STREET AND RUNNING NORTH 87 DEGREES 28 MINUTES 10 SECONDS WEST A DISTANCE OF 247.21 FEET (RECORD DISTANCE 236.15 FEET); THENCE ALONG THE EASTERN RIGHT-OF-WAY LINE OF JEFFERSON STREET AND RUNNING SOUTH 17 DEGREES 16 MINUTES 05 SECONDS WEST A DISTANCE OF 170.65 FEET (RECORD DISTANCE OF 170.78 FEET); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 6.00 FEET, AN ARC LENGTH OF 12.53 FEET WITH A CHORD BEARING OF 42 DEGREES 33 MINUTES 29 SECONDS EAST AND A CHORD LENGTH OF 10.37 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED TRACT CONTAINING 7,949 SQUARE FEET OR 0.18 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 49, RANGE 33, INCLUDING PART OF LOTS 13, 14, 15, 16 AND 20 AND ALL OF LOTS 21 THROUGH 28, BOTH INCLUSIVE, PENN PARK, A SUBDIVISION RECORDED SEPTEMBER 5, 1905, AS DOCUMENT NO, 539873, IN PLAT BOOK 13 AT PAGE 42 AND INCLUDING PART OF VACATED JEFFERSON STREET ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, SAID VACATION TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH EAST MOST CORNER OF SAID TRACT AND ALSO BEING THE SOUTH RIGHT OF WAY LINE OF WEST 47TH STREET AND RUNNING NORTH 02 DEGREES 36 MINUTES 51 SECONDS EAST A DISTANCE OF 14.63 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 28 SECONDS WEST A DISTANCE OF 133.91 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET WITH AN ARC LENGTH OF 22.86 FEET AND A CHORD BEARING OF SOUTH 46 DEGREES 16 MINUTES 13 SECONDS WEST WITH A CHORD DISTANCE OF 20.71 FEET; THENCE SOUTH 02 DEGREES 36 MINUTES 55 SECONDS WEST A DISTANCE OF 434.33 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 28 SECONDS EAST A DISTANCE OF 13.07 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 55 SECONDS EAST A DISTANCE

OF 434.01 FEET TO A POINT; THENCE NORTH 89 DEGREES 55 MINUTES 28 SECONDS EAST A DISTANCE OF 135.16 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED VACATION CONTAINING 7,787 SQUARE FEET OR 0.179 ACRES, MORE OR LESS.

AND

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 33 EAST, INCLUDING PART OF LOTS AND 16, PENN PARK, A SUBDIVISION RECORDED SEPTEMBER 5, 1905, AS DOCUMENT NO. 539873, IN PLAT BOOK 13 AT PAGE 42; INCLUDING PART OF THE VACATED ALLEY LYING BETWEEN SAID LOTS AND 16 AND INCLUDING PART OF VACATED PENNSYLVANIA AVENUE, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, SAID PROPOSED EASEMENT BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF JEFFERSON STREET, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, ALSO SAID POINT BEING A FOUND CROSS MARKING THE NORTHWEST CORNER OF THE DESCRIBED TRACT OF LAND; THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF SAID STREET, SOUTH 02 DEGREES 13 MINUTES 58 SECONDS WEST A DISTANCE OF 146.33 FEET TO A POINT MARKING THE NORTHERN RIGHT OF WAY LINE OF NICHOLS ROAD TO A POINT, SAID POINT ALSO BEING A FOUND CROSS MARKING THE SOUTHWEST CORNER OF THE DESCRIBED TRACT OF LAND; THENCE FOLLOWING THE NORTHERN RIGHT OF WAY LINE OF NICHOLS ROAD, SOUTH 87 DEGREES 36 MINUTES 06 SECONDS EAST A DISTANCE OF 247.75 FEET TO A POINT, SAID POINT ALSO BEING THE WESTERN RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE; THENCE ALONG SAID WESTERN RIGHT OF WAY NORTH 02 DEGREES 29 MINUTES 1 2 SECONDS EAST A DISTANCE OF 146.02 FEET TO A FOUND CROSS MARKING THE NORTHEAST CORNER OF THE DESCRIBED TRACT; THENCE LEAVING SAID RIGHT OF WAY LINE AND CONTINUING ALONG THE FOLLOWING DESCRIBED COURSES: SOUTH 87 DEGREES 31 MINUTES 50 SECONDS EAST A DISTANCE OF 13.85 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 01 SECONDS WEST A DISTANCE OF 145.41 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTWARDLY ALONG A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 14.19 FEET, AN ARC DISTANCE OF 6.81 FEET WITH A CHORD BEARING OF SOUTH 15 DEGREES 59 MINUTES 37 SECONDS WEST AND A CHORD DISTANCE OF 6.75 FEET TO A POINT OF COMPOUND CURVE; THENCE SOUTHWESTWARDLY ALONG A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 35.29 FEET, AN ARC LENGTH OF 22.63 FEET WITH A CHORD BEARING OF SOUTH 54 DEGREES 45 MINUTES 41 SECONDS WEST AND A CHORD DISTANCE OF 22.24 FEET; THENCE NORTH 87 DEGREES 27 MINUTES 34 SECONDS WEST A DISTANCE OF 222.25 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTWARDLY ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 15.83 FEET, AN ARC DISTANCE OF 8.04 FEET WITH A CHORD BEARING OF SOUTH 77 DEGREES 59 MINUTES 53 SECONDS WEST AND A CHORD DISTANCE OF 7.95 FEET TO A COMPOUND CURVE; THENCE NORTHWESTWARDLY ALONG A NON-TANGENTIAL

CURVE TO THE RIGHT HAVING A RADIUS OF 20.16 FEET, AN ARC DISTANCE OF 51.64 FEET WITH A CHORD BEARING OF NORTH 51 DEGREES 35 MINUTES 19 SECONDS WEST AND A CHORD DISTANCE OF 40.76 FEET TO A COMPOUND CURVE; THENCE NORTHWESTWARDLY ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 304.26 FEET, AN ARC DISTANCE OF 62.34 FEET WITH A CHORD BEARING OF NORTH 08 DEGREES 47 MINUTES 23 SECONDS EAST AND A CHORD DISTANCE OF 56.13 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 21 SECONDS EAST A DISTANCE OF 87.58 FEET; THENCE SOUTH 87 DEGREES 3 MINUTES 50 SECONDS EAST A DISTANCE OF 13.57 FEET TO THE POINT OF BEGINNING. THE TOTAL AREA OF THE DESCRIBED TRACT OF LAND CONTAINS 9,723 SQ. FT. OR 0.22 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOTS 1, 2 AND 3, AND ALL THOSE PARTS OF LOTS 4, 5, 6, 7 AND 8, BLOCK 3, AND LOT OR BLOCK B, ELMDALE, A SUBDIVISION OF LAND IN KANSAS CITY, JACKSON COUNTY, MISSOURI, RECORDED JUNE 9, 1903, AS DOCUMENT NO. 450349, IN PLAT BOOK 12 AT PAGE 15, SAID VACATION TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST MOST CORNER OF SAID DESCRIBED PLAT, SAID POINT ALSO BEING ALONG THE SOUTHERN RIGHT OF WAY LINE OF WEST 46TH STREET AND RUNNING NORTH 01 DEGREES 08 MINUTES 47 SECONDS WEST A DISTANCE OF 16.52 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 223.02 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET WITH AN ARC LENGTH OF 26.52 FEET AND A CHORD BEARING OF SOUTH 40 DEGREES 10 MINUTES 37 SECONDS WEST WITH A CHORD DISTANCE OF 22.19 FEET; THENCE SOUTH 12 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 368.09 FEET; THENCE NORTH 77 DEGREES 44 MINUTES 16 SECONDS EAST A DISTANCE OF 15.11 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF WYANDOTTE STREET; THENCE ALONG SAID RIGHT OF WAY AND RUNNING NORTH 12 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 339.24 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 36.59 FEET AND A CHORD BEARING OF NORTH 40 DEGREES 10 MINUTES 37 SECONDS EAST WITH A CHORD DISTANCE OF 31.70 FEET TO A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF WEST 46TH STREET; THENCE RUNNING ALONG SAID RIGHT OF WAY AND RUNNING SOUTH 87 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 196.31 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED VACATION CONTAINING 9,575 SQUARE FEET 0.22 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOT 78, COUNTRY CLUB PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FILED OCTOBER 22, 1928, AS DOCUMENT NO.

395117 IN PLAT BOOK 23, AT PAGE 85. EXCLUDING THE INTERIOR OF SAID TRACT OF LAND, THIS VACATION TRACT IS DESCRIBED AS FOLLOWS: COMMENCING FROM THE SOUTHWEST MOST CORNER OF SAID TRACT OF LAND, SAID POINT ALSO BEING ALONG THE NORTHERN RIGHT OF WAY LINE OF NICHOLS ROAD AND THE EASTERN RIGHT OF WAY LINE OF CENTRAL STREET AND RUNNING SOUTH 66 DEGREES 31 MINUTES 23 SECONDS WEST A DISTANCE OF 15.07 FEET TO THE POINT OF BEGINNING OF SAID SIDEWALK VACATION; THENCE RUNNING NORTH 12 DEGREES 26 MINUTES 52 SECONDS WEST A DISTANCE OF 221.57 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 18.33 FEET AND A CHORD BEARING OF NORTH 40 DEGREES 04 MINUTES 25 SECONDS EAST WITH A CHORD DISTANCE OF 15.87 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 349.96 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 13.12 FEET AND A CHORD BEARING OF SOUTH 49 DEGREES 49 MINUTES 22 SECONDS EAST WITH A CHORD DISTANCE OF 12.20 FEET; THENCE SOUTH 12 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 112.68 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 11.00 FEET WITH AN ARC LENGTH OF 16.07 FEET AND A CHORD BEARING OF SOUTH 29 DEGREES 36 MINUTES 44 SECONDS WEST WITH A CHORD DISTANCE OF 14.68 FEET; THENCE SOUTH 71 DEGREES 27 MINUTES 57 SECONDS WEST A DISTANCE OF 56.35 FEET TO A POINT OF NON-TANGENTIAL CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 590.61 FEET WITH AN ARC LENGTH OF 114.97 FEET AND A CHORD BEARING OF SOUTH 71 DEGREES 58 MINUTES 37 SECONDS WEST WITH A CHORD DISTANCE OF 114.79 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 167.45 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET WITH AN ARC LENGTH OF 15.71 FEET AND A CHORD BEARING OF NORTH 57 DEGREES 26 MINUTES 50 SECONDS WEST WITH A CHORD LENGTH OF 14.14 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 15,593 SQUARE FEET OR 0.35 ACRES, MORE OR LESS

AND

ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, THAT LIES WEST OF BROADWAY STREET, NOW KNOWN AS WORNALL ROAD, EAST OF PENNSYLVANIA AVENUE, SOUTH OF NICHOLS ROAD AND NORTH OF WARD PARKWAY, SAID VACATION TRACT IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNERS OF SAID TRACT OF LAND, SAID POINT BEING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF WARD PARKWAY AND THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE, THENCE ALONG SAID NORTHERN RIGHT-OF-WAY AND RUNNING SOUTH 77 DEGREES 33 MINUTES 34 SECONDS WEST A DISTANCE OF 0.59 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 26.18 FEET WITH AN ARC LENGTH OF 29.14 FEET WITH A

CHORD BEARING OF NORTH 05 DEGREES 01 MINUTES 22 SECONDS WEST WITH A CHORD DISTANCE OF 27.66 FEET; THENCE NORTH 26 DEGREE 52 MINUTES 07 SECONDS EAST A DISTANCE OF 157.27 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 372.66 FEET WITH AN ARC LENGTH OF 158.20 FEET AND A CHORD BEARING OF NORTH 14 DEGREES 42 MINUTES 38 SECONDS EAST WITH A CHORD LENGTH OF 157.02 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 56 SECONDS EAST A DISTANCE OF 15.73 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET WITH AN ARC LENGTH OF 18.87 FEET; THENCE SOUTH 87 DEGREES 32 MINUTES 02 SECONDS EAST A DISTANCE OF 456.51 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET WITH AN ARC LENGTH OF 18.84 FEET AND WITH A CHORD BEARING OF SOUTH 42 DEGREES 30 MINUTES 51 SECONDS EAST WITH A CHORD LENGTH OF 16.96 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 19 SECONDS WEST A DISTANCE OF 186.74 FEET; THENCE SOUTH 77 DEGREES 33 MINUTES 34 SECONDS WEST A DISTANCE OF 9.49 FEET; THENCE NORTH ALONG THE WESTERN RIGHT-OF-WAY OF BROADWAY BOULEVARD AND RUNNING NORTH 02 DEGREES 30 MINUTES 19 SECONDS EAST A DISTANCE OF 185.84 FEET TO A POINT, SAID POINT BEING THE SOUTHERN RIGHT-OF-WAY LINE OF NICHOLS ROAD; THENCE ALONG SAID ROAD AND RUNNING NORTH 87 DEGREES 32 MINUTES 02 SECONDS WEST TO A POINT ALONG THE EASTERN RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE; THENCE ALONG SAID EASTERN RIGHT-OF-WAY LINE AND RUNNING SOUTH 02 DEGREES 32 MINUTES 56 SECONDS WEST A DISTANCE OF 12.31 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 388.00 FEET WITH AN ARC LENGTH OF 164.69 FEET AND A CHORD BEARING OF SOUTH 14 DEGREES 42 MINUTES 32 SECONDS WEST AND A CHORD DISTANCE OF 163.46 FEET; THENCE SOUTH 26 DEGREES 52 MINUTES 07 SECONDS WEST A DISTANCE OF 180.41 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 14,245 SQUARE FEET OR 0.32 ACRES, MORE OR LESS

AND

A SIDEWALK VACATION SURROUNDING LOTS 74, 75, 76 AND 77, COUNTRY CLUB PLAZA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED AUGUST 21, 1923, AS DOCUMENT NO. 134590, IN PLAT BOOK 21 AT PAGE 54, SAID VACATION TRACTS OUTER BOUNDARY IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ALONG THE SOUTHWEST CORNER OF SAID TRACT THEREIN DESCRIBED, SAID POINT BEING ALONG A POINT OF CURVATURE, THENCE RUNNING NORTH 28 DEGREES 15 MINUTES 12 SECONDS WEST A DISTANCE OF 7.34 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED VACATION; THENCE ALONG THE OUTER PERIMETER THE FOLLOWING VACATION ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 356.03 FEET WITH AN ARC LENGTH OF 213.96 FEET AND A CHORD BEARING OF NORTH 44 DEGREES 31 MINUTES 49 SECONDS EAST WITH A CHORD DISTANCE OF 210.76 FEET TO A POINT OF

REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 22.00 FEET WITH AN ARC LENGTH OF 54.93 FEET AND A CHORD BEARING OF SOUTH 81 DEGREES 09 MINUTES 14 SECONDS EAST WITH A CHORD DISTANCE OF 41.73 FEET; THENCE SOUTH 09 DEGREES 37 MINUTES 18 SECONDS EAST A DISTANCE OF 169.90 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 35.68 FEET AND A CHORD BEARING OF SOUTH 41 DEGREES 29 MINUTES 13 SECONDS WEST WITH A CHORD LENGTH OF 31.13 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 215.31 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 13.00 FEET WITH AN ARC LENGTH OF 33.84 FEET AND A CHORD BEARING OF NORTH 12 DEGREES 49 MINUTES 44 SECONDS WEST WITH A CHORD DISTANCE OF 25.06 FEET; THENCE NORTH 61 DEGREES 44 MINUTES 48 SECONDS EAST A DISTANCE OF 27.07 FEET TO THE POINT OF BEGINNING. SAID TOTAL AREA OF THE DESCRIBED TRACT CONTAINING 46, 186 SQUARE FEET OR 1.06 ACRES, MORE OR LESS; be and the same is hereby vacated. However, the City of Kansas City reserves an easement and the right to locate, construct and maintain (or to authorize any franchised utility to locate, construct and maintain) conduits, water, gas and sewer pipes, poles and wire, or any of them over, under, along and across the above-described property. The City of Kansas City shall have at all times the right to go upon the above-described property to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the above-described property in any manner as would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses, and specifically, there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) without first securing the written approval of the Director of Public Works, and subject to the following conditions:

1. The applicant shall retain all utility easements and protect facilities required by AT&T.
2. The applicant shall retain all utility easements and protect facilities required by Evergy.
3. Existing traffic signal equipment along sidewalks must remain accessible to the City of Kansas City Missouri at all times.
4. The applicant shall retain all utility easements and protect facilities required by Kansas City, Missouri Water Services Department.
5. The applicant shall retain all utility easements and protect facilities required by Spectrum Charter.
6. The applicant shall retain all utility easements and protect facilities required by Spire.

7. The City and applicant will enter into an easement agreement which provides for the following general terms:
  - a. Grant of an easement to provide public pedestrian access on a 24/7 basis, subject to temporary closure for emergencies, construction, maintenance, special events, and similar activities.
  - b. Provision prohibiting checkpoints or controlled access that would impede the 24/7 public pedestrian access easement, to be recorded with the vacation. The pedestrian network of the Country Club Plaza is intended to continue to function as part of the greater Kansas City pedestrian network.
  - c. Reservation of utility easements and protection of facilities for the benefit of Water Services and private utilities.
  - d. Reservation of an easement to provide City access for traffic signal equipment and standard streetlighting.
  - e. Requirement that the City and the landowner coordinate regarding the timing of City public infrastructure improvements, and that any repair or replacement of private improvements within the vacated right-of-way resulting from work to public infrastructure be reimbursed by the City in an amount not to exceed the cost to repair or replace such improvements to City public works improvement standards.
  - f. Requirement that the City and the landowner each designate a point of contact.
  - g. Requirement that the landowner maintain the private improvements located within the vacated right-of-way.
  - h. Provision that decorative streetlights be owned and maintained by the landowner.
  - i. Requirement that the landowner comply with all federal, state, and local laws in the improvement, maintenance, and operation of the vacated right-of-way, including compliance with the Americans with Disabilities Act (ADA).
  - j. Requirement that the landowner make publicly available its Code of Conduct.
  - k. Good Neighbor provision, requiring that the landowner's operating procedures for enforcement of its Code of Conduct be implemented in a manner that reduces potential negative impacts on adjacent properties.







# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260445

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 the sidewalk right-of-way in proposed Zoning District MPD (Master Planned Development) generally located within the area known as the Country Club Plaza and directing the City Clerk to record certain documents. (CD-ROW-2025-00037)

### Discussion

The right-of-way proposed to be vacated consists solely of the sidewalk system within the area commonly known as the Country Club Plaza. This application does not include any right-of-way adjacent to properties under Parks Department jurisdiction, which includes Mill Creek Parkway and Ward Parkway.

The applicant is requesting the vacation of the sidewalks to take responsibility for their maintenance and to make improvements in accordance with their own standards, outside of Public Works standards. Proposed improvements include but are not limited to the addition of planters, benches, and public art. Privatization of the sidewalks would also allow the applicant to provide an additional level of enforcement through private security.

This request applies only to pedestrian sidewalks; no vehicular right-of-way is proposed to be vacated. The associated Master Planned Development, currently under review under Case No. CD-CPC-2025-00164, includes a proposed "Build to Line" requirement that would prevent any construction from encroaching upon or obstructing the vacated sidewalk areas.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

### Fiscal Impact

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

2. What is the funding source?  
Not applicable as this is an ordinance authorizing the vacation of right-of-way.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance authorizing the vacation of 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 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 right-of-way.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

This ordinance has no 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.
  - Develop a multimodal regional transportation system for all users.
  - Develop environmentally sustainable 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 # CD-CPC-2025-00164: A request to approve a rezoning from B4-5 (Heavy Business) to MPD (Master Planned Development), with associated Development Plan and amendment to the Plaza Bowl Overlay District, for the Country Club Plaza area on about 23.5 acres generally located at 4710 Jefferson St.

This case has not yet been approved- it is companion to the request to vacate sidewalks.

## Service Level Impacts

If approved, maintenance of sidewalks within the Plaza would be the responsibility of the owners of the Country Club Plaza and would not fall on the City. No public streets are proposed to be vacated.

## Staff Recommendation

Director of City Planning and Development

Select One:  Sponsored  
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

The City Plan Commission recommended approval subject to conditions with an added requirement which is show as Condition 7, which requires the applicant to enter into an easement agreement with the City.

## 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 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 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 right-of-way.

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

Not applicable as this is an ordinance authorizing the vacation of right-of-way.  
Click or tap here to enter text.

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

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

Please provide reasoning why not:

Not applicable as this is an ordinance authorizing the vacation of 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 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)