



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, December 16, 2025

1:30 PM

26th Floor, Council Chamber

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

PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

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

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

Public Testimony is Limited to 1 Minute

FIRST READINGS

BEGINNING OF CONSENTS

Director of City Planning & Development

251049 Sponsor: Director of City Planning and Development Department

Approving the plat of Tilden Station, an addition in Jackson County, Missouri, on approximately 28 acres generally located at the southeast corner of East 135th Street and Wornall Road, creating 3 lots and 6 tracts for the purpose of residential and commercial developments; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and the Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00018)

END OF CONSENTS

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

Director of Housing and Community Development

251046 Sponsor: Director of Housing and Community Development Department

Authorizing the Manager of Procurement Services to execute a Central City Economic Development (CCED) funding agreement with Palestine Economic Development Corporation for construction of a 39-bed assisted living facility to be located at 35th Street and Prospect Avenue in Kansas; and authorizing the Director of the Housing and Community Development Department to expend up to \$1,918,318.64 of previously appropriated Central City Economic Development Funds.

CITY PLANNING AND DEVELOPMENT DEPARTMENT

Director of City Planning & Development

251054 Sponsor: Director of City Planning and Development Department

Vacating the 41st Street Condominium Plat in District R-2.5 generally located at the northwest corner of East 41st Street and Locust Street and directing the City Clerk to record certain documents. (CD-ROW-2025-00038)

Director of City Planning & Development

251055 Sponsor: Director of City Planning and Development Department

Vacating the Knightsbridge Business Center Condominium Plat in District B1-1 generally located at 5300 Longview Road and directing the City Clerk to record certain documents. (CD-ROW-2025-00035)

Director of City Planning & Development

251060 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 441 acres generally located at the southwest corner of Eastern Avenue and Raytown Road from District MPD to District MPD and approving an amendment to an approved development plan to allow for parking, non-accessory in Area 20 as highlighted on the site plan. (CD-CPC-2025-00149)

COUNCIL

O'Neill

251056 Sponsor: Councilmember Kevin O'Neill

Approving a development plan on about 43 acres generally located at 9600 N.E. Reinking Road in District R-10 for construction of a religious assembly development. (CD-CPC-2025-00135).

O'Neill

251057 Sponsor: Councilmember Kevin O'Neill

Approving an amendment to a previously approved development plan on about 13.18 acres in District B3-2 generally located at 8601 N. Madison Avenue to allow for commercial, retail, office, medical, drive-through and additional uses allowed in the B3-2 zoning district (CD-CPC-2025-00172)

O'Neill

251059 Sponsor: Councilmember Kevin O'Neill

Rezoning an area of about 99.00 acres located at the northwest corner of N.W. Skyview Avenue and N.W. 126th Terrace from District AG-R to District R-80. (CD-CPC-202__ - _____)**HELD UNTIL 2/10/2026**

Curls

251061 Sponsor: Councilmember Darrell Curls

RESOLUTION - Directing the City Manager to review current City practices pertaining to grant notifications for neighborhood associations, explore additional means of raising awareness of such grants and grant application trainings, identify potentially reliable funding options for such practices, review current City practices related to grant recipient selection, identify potentially reliable funding options for the Neighborhood Empowerment Grant program and report to Council on each of these tasks within 60 days.

Curls and Parks-Shaw

251063 Sponsor: Councilperson Darrell Curls

Authorizing the Chief Procurement Officer to execute a \$400,000.00 contract with Ruskin Heights Homes Association, Inc. from previously appropriated funds to establish a neighborhood outreach team to engage high-risk individuals and prevent violent conflicts; authorizing a total expenditure of \$400,000.00 to satisfy the cost of the contracts; and recognizing this ordinance as having an accelerated effective date.

Parks-Shaw

251064 Sponsor: Mayor Pro Tem Parks-Shaw

Accepting a \$40,000.00 grant with the Health Forward Foundation and authorizing a contract within the scope of such grant to City to support the City's Connecting Kansas City Program supporting equitable digital connectivity for all residents.

WATER SERVICES DEPARTMENT

Director of Water Services

251048 Sponsor: Director of Water Services Department

Authorizing the Director of the Water Services Department to execute a \$23,800,000.00 design-build contract with Goodwin Bros Construction Co, for the Westside Wastewater Treatment Plant (WWTP) Facility Plan Project - Sludge Screening project; authorizing a maximum expenditure of \$26,180,000.00; and recognizing this ordinance as having an accelerated effective date.

HELD IN COMMITTEE

Director of City Planning & Development

250871 Sponsor: Director of City Planning and Development Department

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

Curls

250994 Sponsor: Councilmember Darrell Curls

Rezoning an area of 1.5 acres generally located at 1100 E. 63rd Street from Districts UR and B4-5 to District B4-5 and approving a development plan that also serves as a preliminary plat to allow for a commercial development.
(CD-CPC-2025-____)

Rea

250997 Sponsor: Councilmember Crispin Rea

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of allowing marijuana dispensaries located at least 1,000 feet from residential zoning districts to operate 24 hours per day subject to approval of a special use permit.

O'Neill

251000 Sponsor: Councilmember Kevin O'Neill

RESOLUTION - Amending the KCI Area Plan by amending the Proposed Land Use Plan and Map for an approximately 107 acre tract of land generally located at the southwest corner of Northwest 100th Street and North Platte Purchase Drive by changing the recommended land use designation from "Commercial, Residential Low Density, Open Space / Buffer, and Mixed Use Community" to "Residential Medium Density." (CD-CPC-2025-00130)

Director of City Planning & Development

251018 Sponsor: Director of City Planning and Development Department

Approving the petition to establish the Hillcrest Community Improvement District; establishing the Hillcrest Community Improvement District generally located northwest of the intersection of 83rd Street and Hillcrest Road in Kansas City, Jackson County, Missouri; determining the District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

O'Neill

251019 Sponsor: Councilmember Kevin O'Neill

Rezoning an area of about 107 acres generally located on the southwest corner of Northwest 100th Street and North Platte Purchase Drive from Districts R-7.5, B3-3 and MPD to District MPD and approving a development plan that also serves as a preliminary plat to allow for a residential development. (CD-CPC-2025-00129)

Robinson

251041 Sponsor: Councilmember Melissa Robinson

Authorizing the City Manager to execute the Fourth Amendment to the Community Investment Agreement with Community Builders of Kansas City ("Community Builders"); authorizing the City Manager to execute a Second Amendment to the Escrow Agreement with Community Builders and Preferred Title of Saint Joseph, LLC; and modifying the requirements of Code Section 74-12 as it applies to the Fourth Amendment to the Community Investment Agreement and Second Amendment to the Escrow Agreement.

ADDITIONAL BUSINESS

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

2. Closed Session

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

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

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

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

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

Adjournment



File #: 251049

ORDINANCE NO. 251049

Sponsor: Director of City Planning and Development Department

Approving the plat of Tilden Station, an addition in Jackson County, Missouri, on approximately 28 acres generally located at the southeast corner of East 135th Street and Wornall Road, creating 3 lots and 6 tracts for the purpose of residential and commercial developments; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and the Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00018)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Tilden Station; a subdivision in Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

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

Section 4. That the Director of Water Services is hereby authorized to execute a Covenant to Maintain Stormwater and BMP Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

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

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

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on December 3, 2025.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251049

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving the plat of Tilden Station, an addition in Jackson County, Missouri, on approximately 28 acres generally located at the southeast corner of East 135th Street and Wornall Road, creating 3 lots and 6 tracts for the purpose of residential and commercial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00018)

Discussion

The request is for approval of a Final Plat within the UR (Urban Redevelopment) and M3-5 (Manufacturing) districts on approximately 28 acres located at the southeast corner of East 135th Street and Wornall Road. The plat proposes the creation of three lots and six tracts to support a mixed residential and commercial development.

The proposed uses were previously approved under Case No. CD-CPC-2024-00156, which established the Preliminary Plat. That plan included a multi-unit apartment building with retail frontage along East 135th Street. A Minor Amendment to the controlling plan was approved on November 24, 2025, permitting the reuse of an existing building on the site that was originally proposed for demolition. The amendment also revised the Preliminary Plat to reflect updated lot lines that allow for the building's preservation.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is an ordinance authorizing the subdivision of private property. .

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This legislation does not have any funding attached to it.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

CD-CPC-2024-00156 – Ordinance 250221, approved a rezoning of an area of about 25 acres generally located at the southeast corner of East 135th Street and Wornall Road from District M3-5 to District UR and approving a development plan which also serves as a preliminary plat to allow for a mixed use development that includes residential, office, and manufacturing uses on three lots. Approved March 20, 2025

CD-AA-2025-00102 - A request to approve a Minor Amendment to a previously approved plan in District UR and M3-5 on about 28 acres generally located at 1 E 135th Street. Approved November 24, 2025.

Service Level Impacts

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

Other Impacts

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

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

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



Legislation Text

File #: 251046

ORDINANCE NO. 251046

Sponsor: Director of Housing and Community Development Department

Authorizing the Manager of Procurement Services to execute a Central City Economic Development (CCED) funding agreement with Palestine Economic Development Corporation for construction of a 39-bed assisted living facility to be located at 35th Street and Prospect Avenue in Kansas; and authorizing the Director of the Housing and Community Development Department to expend up to \$1,918,318.64 of previously appropriated Central City Economic Development Funds.

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 votes cast; and

WHEREAS, on April 4, 2017, pursuant to authority granted by Section 67.1304, RSMo, a majority of Kansas City, Missouri voters approved a new 1/8 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; and

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, on September 19, 2019, the City Council passed Ordinance No. 190650 which accepted the Board's recommendation to negotiate and execute a Funding Agreement with

Palestine Economic Development Corporation in the amount of \$2,288,008.00 for the purpose of construction of a 39-bed assisted living facility and related costs.

WHEREAS, on April 11, 2024, the City Council passed Ordinance No. 240333 which accepted the Board's recommendation for additional funding in the amount of \$572,000.00 for the purpose of Phase II construction of a 39-bed assisted living facility and related cost expenses to be paid from funds appropriated in the Central City Economic Development Sales Tax fund; and

WHEREAS, the City contracted with the KCATA to administer funding of various predevelopment Project Activity that included cost design, permitting, and miscellaneous related costs; and

WHEREAS, KCATA has expended \$941,689.36 costs associated with Phase 1 Activities that included demolition of blighted structures, environmental remediation, acquisition and miscellaneous costs for Phase I; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Manager of Procurement Services is authorized to execute a Central City Economic Development funding agreement with Palestine Economic Development Corporation using previously appropriated funds in the amount of \$1,918,318.64 from the Central City Economic Development Sales Tax Fund:

26-2200-555998-B-57190650	Palestine Economic Development	\$1,918,318.64
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Section 2. That the Director of Housing and Community Development is authorized to expend up to \$1,918,318.64 from the Central City Economic Development Sales Tax Fund.

Section 3. That this contract must comply with: the Missouri Prevailing Wage Law, the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances (including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and Small Local Business Enterprises program).

Section 4. The Funding Agreement shall prohibit the use of any CCED sales tax funding for the repayment of any preexisting debt or repayment for services or work performed to the execution of the funding agreement and must require the disclosure of total project sources and projected costs and periodic reporting of project progress.

..end

The City has no financial obligation under both this Ordinance and Contract until the Manager of Procurement Services issues a purchase order which shall be signed by the City's Director of Finance certifying there is a balance, otherwise unencumbered, to the credit of the appropriation to which the expenditure is to be charged, and a cash balance, otherwise

unencumbered, in the treasury, to the credit of the fund from which payment will be made, each sufficient to meet the obligated incurred in the purchase order.

William Choi
Interim Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251046

Submitted Department/Preparer: Housing

Revised 6/10/24

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

Executive Summary

Authorizing the Manager of Procurement Services to execute a Central City Economic Development (CCED) funding agreement with Palestine Economic Development Corporation for construction of a 39-bed assisted living facility to be located at 35th Street and Prospect Avenue in Kansas; and authorizing the Director of the Housing and Community Development Department to expend up to \$1,918,318.64 of previously appropriated Central City Economic Development Fund.

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 votes cast; and

WHEREAS, on April 4, 2017, pursuant to authority granted by Section 67.1304, RSMo, a majority of Kansas City, Missouri voters approved a new 1/8 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; and

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, on September 19, 2019, the City Council passed Ordinance No. 190650 which accepted the Board's recommendation to negotiate and execute a Funding Agreement with Palestine Economic Development Corporation in the amount of \$2,288,008 for the purpose of construction of a 39-bed assisted living facility and related costs.

WHEREAS, on April 11, 2024, the City Council passed Ordinance No. 240333 which accepted the Board's recommendation for additional funding in the amount of \$572,000 for the purpose of Phase II construction of a 39-bed assisted living facility and related cost expenses to be paid from funds appropriated in the Central City Economic Development Sales Tax fund; and

WHEREAS, the City contracted with the KCATA to administer funding of various predevelopment Project Activity that included cost design, permitting, and miscellaneous related costs; and

WHEREAS, KCATA has expended \$941,689.36 costs associated with Phase 1 Activities that included demolition of blighted structures, environmental remediation, acquisition and miscellaneous costs for Phase I; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Manager of Procurement Services is authorized to execute a Central City Economic Development funding agreement with Palestine Economic Development Corporation using previously appropriated funds in the amount of \$1,918,318.64 from the Central City Economic Development Sales Tax Fund:

26-2200-555998-B-57190650 Palestine Economic Development \$1,918,318.64

Section 2. That the Director of Housing and Community Development is authorized to expend up to \$1,918,318.64 from the Central City Economic Development Sales Tax Fund

Section 3. That this contract must comply with: the Missouri Prevailing Wage Law, the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances (including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and Small Local Business Enterprises program).

Section 4. The Funding Agreement shall prohibit the use of any CCED sales tax funding for the repayment of any preexisting debt or repayment for services or work performed to the execution of the funding agreement and must require the disclosure of total project sources and projected costs and periodic reporting of project progress.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☐ No
2. What is the funding source?
26-2200-555998-B-57190650 – Central City Ec Dev Sales Tax fund
3. How does the legislation affect the current fiscal year?
There is no effect on the fiscal year.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
There is no effect on the fiscal year.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

Ordinance 190650 and 240333

Service Level Impacts

KCATA has expended \$941,689.36 costs associated with Phase 1 Activities that included demolition of blighted structures, environmental remediation, acquisition and miscellaneous costs for Phase I. The parties desire that KCATA convey the Phase I properties to the contractor.

Other Impacts

1. What will be the potential health impacts to any affected groups?
NA
2. How have those groups been engaged and involved in the development of this ordinance?
NA
3. How does this legislation contribute to a sustainable Kansas City?
(ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 39

Number of Affordable Units 39

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:

NA

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

No(Press tab after selecting)

.

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

No(Press tab after selecting)



File #: 251054

ORDINANCE NO. 251054

Sponsor: Director of City Planning and Development Department

Vacating the 41st Street Condominium Plat in District R-2.5 generally located at the northwest corner of East 41st Street and Locust Street and directing the City Clerk to record certain documents. (CD-ROW-2025-00038)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 22nd day of October, 2025, a petition was filed with the City Clerk of Kansas City by Adam Carlson for the vacation of 41st Street Condominiums, giving the distinct description of the condominium in Kansas City, Jackson County, Missouri, according to the recorded condominium plat thereof, giving the distinct description of the condominium to be vacated and also the names of the persons and corporations owning the condominium units, and that the consents of the persons and corporations owning condominium units has been obtained in writing, that said consents have 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. The 41st Street Condominiums, a condominium plat in the City of Kansas City, Jackson County, Missouri, according to the recorded plat thereof, be and the same is hereby vacated.

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

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

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission

Sara Copeland, FAICP
Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

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

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

My term expires _____, 20____.

Notary Public within and for
County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

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

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

Recorder

By _____
Deputy



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251054

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Vacating the 41st Street Condominium Plat in Zoning District R-2.5 (Residential) generally located at the northwest corner of East 41st Street and Locust Street and directing the City Clerk to record certain documents. (CD-ROW-2025-00038)

Discussion

The plat proposed for vacation currently contains four multi-unit residential buildings under single, common ownership. Although the building was originally platted as a condominium pursuant to RSMo Chapter 448, all units and buildings are owned by one entity and are operated as a multi-unit rental building.

The vacation of the condominium plat will eliminate the condominium form of ownership and return the structure to a single-ownership multi-unit building. No physical changes to the buildings are proposed. The action will dissolve the condominium association and its bylaws, and consolidate ownership from multiple condominium units to one owner.

The requested vacation is limited to this change in ownership structure and does not include any modifications to the buildings or property.

Staff Recommendation: Approval

CPC Recommendation: Approval

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is an ordinance authorizing the vacation of a previously approved condominium plat. .
3. How does the legislation affect the current fiscal year?

Not applicable as this is an ordinance authorizing the vacation of a previously approved condominium plat.

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 a previously approved condominium plat.

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 a previously approved condominium plat.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This does not have any fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

N/A

Service Level Impacts

Not applicable as this is an ordinance authorizing the vacation of a previously approved condominium plat.

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 a previously approved condominium plat.
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 a previously approved condominium plat.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing the vacation of a previously approved condominium plat.
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 a previously approved condominium plat.
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 a previously approved condominium plat.

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 a previously approved condominium plat.

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

No(Press tab after selecting)



File #: 251055

ORDINANCE NO. 251055

Sponsor: Director of City Planning and Development Department

Vacating the Knightsbridge Business Center Condominium Plat in District B1-1 generally located at 5300 Longview Road and directing the City Clerk to record certain documents. (CD-ROW-2025-00035)

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 7th day of October, 2025, a petition was filed with the City Clerk of Kansas City by Bob Howard for the vacation of Knightsbridge Business Center Condominiums, giving the distinct description of the condominium in Kansas City, Jackson County, Missouri, according to the recorded condominium plat thereof, giving the distinct description of the condominium to be vacated and also the names of the persons and corporations owning the condominium units, and that the consents of the persons and corporations owning condominium units has been obtained in writing, that said consents have 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.

Notary Public within and for
County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

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

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

Recorder

By _____
Deputy



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251055

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Vacating the Knightsbridge Business Center Condominium Plat in Zoning District B1-1 (Commercial) generally located at 5300 Longview Road and directing the City Clerk to record certain documents. (CD-ROW-2025-00035)

Discussion

The plat proposed for vacation currently contains a multi-unit residential building under single, common ownership. Although the building was originally platted as a condominium pursuant to RSMo Chapter 448, all units are owned by one entity and are operated as a multi-unit rental building.

The vacation of the condominium plat will eliminate the condominium form of ownership and return the structure to a single-ownership multi-unit building. No physical changes to the building are proposed. The action will dissolve the condominium association and its bylaws, and consolidate ownership from multiple condominium units to one owner.

The requested vacation is limited to this change in ownership structure and does not include any modifications to the building or property.

Staff Recommendation: Approval

CPC Recommendation: Approval

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is an ordinance authorizing the vacation of a previously approved condominium plat.
3. How does the legislation affect the current fiscal year?

Not applicable as this is an ordinance authorizing the vacation of a previously approved condominium plat.

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 a previously approved condominium plat.

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 a previously approved condominium plat.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This legislation does not have any fiscal impact

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

N/A

Service Level Impacts

Not applicable as this is an ordinance authorizing the vacation of a previously approved condominium plat.

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 a previously approved condominium plat.
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 a previously approved condominium plat.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing the vacation of a previously approved condominium plat.
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 a previously approved condominium plat.
[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 a previously approved condominium plat.

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 a previously approved condominium plat.

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

No(Press tab after selecting)



Legislation Text

File #: 251060

ORDINANCE NO. 251060

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 441 acres generally located at the southwest corner of Eastern Avenue and Raytown Road from District MPD to District MPD and approving an amendment to an approved development plan to allow for parking, non-accessory in Area 20 as highlighted on the site plan. (CD-CPC-2025-00149)

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-1516, rezoning an area of about 441 acres generally located at the southwest corner of Eastern Avenue and Raytown Road from District MPD (Master Planned Development) to District MPD (Master Planned Development), said section to read as follows:

Section 88-20A-1516. That an area legally described as:

Part of the Northwest 1/4 of Section 30, Township 49, Range 32, and part of the Southwest 1/4 of Section 19, Township 49, Range 32, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the point on the East line of the Northwest 1/4 of section 30, Township 49, Range 32, and 540.18 feet South of the Northeast corner of said 1/4 Section, said point also being on the Southerly right of way line of Raytown Road; thence South 1°57'59" West, long the East line of said 1/4 Section, a distance of 463.94 feet; thence due West, a distance of 650.00 feet; thence North 2804'49" West, a distance of 526.99 feet; thence South 58°53'00" West, a distance of 279.93 feet; thence North 41001'42" West, a distance of 837.15 feet; thence North 26°26'17" West, a distance of 460.55 feet; to the point of curve of a curve to the right having a radius of 160.22 feet, and a central angle of 55°53'40", and an initial tangent bearing of North 26°26'17" West, thence in a Northwesterly, Northerly, and Northeasterly direction, along said curve, an arc distance of 156.30 feet, to the point of tangent of said curve; thence North 29°- 27'23" East, tangent to the last described course, a distance of 450.32 feet, to a point on the Southwesterly right of way line of Raytown Road; thence South 44°36'37" East, along the Southwesterly right of way line of Raytown Road, a distance of 555.21 feet, to the point of curve of a curve to the right, having a radius of 4978.38 feet, a central angle of 3°- 19'00", and an initial

tangent bearing of South 44°36'37" East; thence in a Southeasterly direction along said curve, an arc distance of 288.18 feet, to the point of tangent of said curve; thence South 41°17'37" East, along said right of way line, and tangent to the last described course, a distance of 632.02 feet, to the point of curve of a curve to the left, having a radius of 1030.00 feet, a central angle of 33°34'17" and an initial tangent bearing of South 41°17'37" East; thence in a Southeasterly direction, along said curve, a distance of 603.51 feet to the point of tangent of said curve; thence South 74°51'54" East, along said right of way line, and tangent to the last described course, a distance of 180.78 feet, to the point of beginning, containing 32.710 acres, more or less.

is hereby rezoned from District MPD (Master Planned Development) to District MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1516, 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. Parking, non-accessory, shall only be allowed on the existing pavement, any expansions of the parking area will require a major amendment and compliance with the landscaping and lighting standards of the Zoning and Development Code.
2. The developer shall apply for and receive approval of a parking lot/site improvement application.
3. Non-accessory parking area shall be allowed to be a gravel surface only for the area currently bounded by the fence on the property.
4. The developer shall receive a letter from the Missouri Department of Natural Resources (MODNR) allowing the proposed use on the cap. The letter shall include information regarding regular inspections of the cap as needed. This letter shall be included in the MPD final plan submittal documents.
5. The proposed use of parking, non-accessory, is only allowed in the highlighted area of the plan known as "Area 20" that is currently developed with a gravel surface. Any requests to expand the size of the gravel surface for the proposed use will require a major amendment and compliance with the Zoning and Development Code.
6. Required Fire Department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
7. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic

(KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)

8. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
9. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
10. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a “yelp gate” (IFC-2018 § 503.6).

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

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

Approving a deviation to Section 88-420-15-C-2, allowing the area highlighted on the site plan and encompassed by the existing fence line to remain gravel.

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251060

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Rezoning an area of about 441 acres generally located at the southwest corner of Eastern Avenue and Raytown Road from District MPD to District MPD and approving an amendment to an approved Master Planned Development (MPD) to allow for Parking, Non-Accessory in Area 20 as Highlighted on the site plan. (CD-CPC-2025-00149)

Discussion

The applicant is seeking to amend the allowed uses in the previously approved Municipal Farms Master Planned Development. The applicant would like to allow Parking, Non-accessory on the area labelled as Area 20 and as highlighted in the provided site plan.

The applicant is not proposing any changes to the site regarding landscaping, fencing, lighting, or general improvements to the area. The applicant is also requesting a waiver to the gravel standards of 88-420-15-C-2 to allow the existing gravel site to remain gravel.

The City Plan Commission heard the request on November 5, 2025. There was no public testimony at the hearing and the Commission recommended approval with conditions.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is a zoning ordinance approving the allowed uses on the subject property.

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This legislation does not having any appropriate funding attached to it.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

14453MPD - Rezoning a 441 acre tract of land generally located east of E. Coal Mine Road, south of Raytown Road, and north of Ozark Road on both sides of Interstate 435 from Districts M1-5, R-2.5, and R-7.5 to District MPD and approving a preliminary plan for the same. Approved via Ordinance No. 140244 (April 3, 2014).

Service Level Impacts

Not applicable as this is a zoning ordinance approving the allowed uses on the subject property.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance approving the allowed uses on the subject property.
2. How have those groups been engaged and involved in the development of this ordinance?
This is a major amendment to a previously approved Master Planned Development (MPD), public engagement is required. The applicant held a public engagement meeting on October 28, 2025 in compliance with the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?
The application was reviewed against the KC Spirit Playbook and received a low alignment from the Community Planning Division. See the Alignment summary attached to the Staff Report for more information.

The highlighted area will be used as non-accessory parking for 11 days out of the year for a local business. The site was previously used for the Round Grove Creek Landfill. The landfill was officially closed in 2017 and has a 36-inch cap. The use after the closure of the landfill was a laydown yard for Evergy. Staff has included a condition requiring the applicant work with MODNR for inspections of the site to manage the health of the cap.

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

N/A

N/A

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

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

Please provide reasoning why not:

N/A

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



Legislation Text

File #: 251056

ORDINANCE NO. 251056

Sponsor: Councilmember Kevin O'Neill

Approving a development plan on about 43 acres generally located at 9600 N.E. Reinking Road in District R-10 for construction of a religious assembly development. (CD-CPC-2025-00135).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan on about 43 acres generally located at 9600 N.E. Reinking Road and more specifically described as follows:

All that part of the East 1/2 of the Southwest 1/4 of Section 33, Township 52 North, Range 32 West, in Kansas City, Clay County, Missouri, more particularly described as follows: Commencing at the southeast corner of said 1/2-1/4 section; thence North 0° 23' 54" East, along the east line of said 1/2-1/4 section, 50.05 feet; thence North 89° 36' 06" West, 20.00 feet to the intersection of the north line of Northeast 96th Street and the west line of Northeast Reinking Road, as said street and road are now established, and the point of beginning of the tract of land to be herein described; thence westerly along the north line of said Northeast 96th Street, the following courses and distances. thence South 89° 44' 59" West, 599.06 feet; thence westerly, along a curve to the right, from the last described course as a tangent, having a radius of 1095.92 feet, and a central angle of 15° 24' 54", an arc distance of 295.80 feet; thence South 89° 44' 44" West, 56.24 feet; thence North 74° 47' 07" West, 330.00 feet; thence westerly, along a curve to the left, from the last described course as a tangent, having a radius of 989.93 feet, and a central angle of 2° 22' 53", an arc distance of 41.14 feet to a point on the west line of said 1/2-1/4 section, 165.06 feet north of the southwest corner thereof; thence North 0° 36' 26" East, along said west line, 1461.23 feet to the south line of the north thirty acres of said 1/2-1/4 section; thence South 88° 56' 17" East, along said south line, 1301.58 feet to a point on the west line of said Northeast Reinking Road; thence South 0° 23' 54" West, along said west line, 1569.12 feet to the point of beginning.

Less and except that part deeded to the City of Kansas City, Missouri by Quitclaim Deed recorded July 1, 2008 as Document No. 2008023182 in Book 6003, page 40.

Further except that part deeded to Kansas City, a Missouri municipality by Quitclaim Deed Tract 2 recorded June 28, 2010 as Document No. 2010021496 in Book 6435, page 157.

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, have been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
4. Prior to issuance of the certificate of occupancy for the building, the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
7. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
8. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height.
9. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)

10. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).
11. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018 Table C102.1.
12. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
13. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC- 2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
14. Required Fire Department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
15. The developer shall provide fire lane signage on fire access drives.
16. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
17. Shoal Creek Parkway is classified as a parkway; therefore, any new developments, façade changes, or additions as listed in the applicability section of 88-232-01-A, shall comply with the parkway and boulevard standards of the Zoning and Development Code.
18. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy.
19. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
20. No water service tap permits will be issued until the public water main is released for taps.
21. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.

22. The developer shall employ a Missouri professional engineer to design water main extension plans including all appurtenances such as fire hydrants extending to the northeast corner of the property along N. Reinking Road, as shown on the plans, meeting the Kansas City Water rules and regulations for water main extensions. The water main extension shall be under contract (permitted) prior to a building permit issuance.
23. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and the developer shall secure permits to construct any improvements as required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.
24. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
25. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
26. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department, prior to issuance of any building permits.
27. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
28. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Kansas City Water Services Department, prior to issuance of any stream buffer permits.
29. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain. A "No Rise" certificate will also be required for the sanitary and water service lines within the floodplain area.
30. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department and enter

into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts prior to building permit.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter,
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Ord 251056

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Sponsor: Councilmember Kevin O'Neill

Approving a development plan on about 43 acres generally located at 9600 N.E.

Reinking Road in District R-10 for construction of a religious assembly development.

(CD-CPC-2025-00135)

Discussion

The plan proposes a 22,879 square foot church with 222 parking spaces. The building will be located on the west side of the property and outside of any stream buffer area. There is one proposed curb cut off NE Shoal Creek Parkway on the south side of the property. There will be no curb cuts off NE Reinking Road due to the existing stream corridors and topography.

There are internal sidewalks proposed around the building and through the eastern parking lot to provide safe pedestrian circulation from parking areas to the building entrances. Sidewalk along the western side of the proposed vehicular drive from NE Shoal Creek Parkway is also shown on the plans.

Proposed landscape species include Honey Locust, Eastern Redbud, Swamp White Oak, Red Oak, Juniper, and others.

Building materials include horizontal metal panels, vertical metal panels, and limestone veneer.

At the City Plan Commission hearing, the Commission voted to remove a correction from the Water Dept requiring all perimeter water mains be constructed in NE Reinking Rd and NE Shoal Creek Pkwy. Staff was not in support of this correction being removed. The plans associated with the ordinance show the proposed water main to be extended from the north in NE Reinking Rd only to the northeast corner of the subject property. CPC recommended approval with conditions.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
No applicable as this is private development on private property.
3. How does the legislation affect the current fiscal year?
No applicable.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Due to the lack of construction of perimeter water mains, the City may eventually need to build out infrastructure to fill in the gap at NE Shoal Creek Pkwy and NE Reinking Rd.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No. the site will be developed with a religious assembly use which will have exemptions from certain taxes.

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 has no fiscal impact.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

None

Service Level Impacts

Only requiring minor extension of the public water main to serve the very corner of this site will add cost to the next developer down the road or the rate payers if the City needs to build out infrastructure abutting a property that is greenfield development.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement process required in 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
The proposed development will maintain stream areas and sensitive natural features.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Private development

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 #: 251057

ORDINANCE NO. 251057

Sponsor: Councilmember Kevin O'Neill

Approving an amendment to a previously approved development plan on about 13.18 acres in District B3-2 generally located at 8601 N. Madison Avenue to allow for commercial, retail, office, medical, drive-through and additional uses allowed in the B3-2 zoning district (CD-CPC-2025-00172)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-2 (Community Business) generally located at 8601 N. Madison Avenue, and more specifically described as follows:

TRACT 1: All of Lot 5, Barry Towne - First Plat, and all of Lots 6 and 7, Barry Towne - Second Plat, both being subdivisions in Kansas City, Missouri, and all that part of the Northeast Quarter of Section 10, Township 51, Range 33, Kansas City, all being in Clay County, Missouri being described as follows: Beginning at the southeast corner of said Lot 5; thence North 60°09'55" West, along the southerly line of said Lot 5, 246.16 feet to the southwest corner thereof, said point being on the easterly right-of-way line of North Madison Avenue, as now established; thence North 39°35'01" East, along said easterly right-of-way line, 479.75 feet; thence northerly, along said easterly right-of-way line, on a curve to the left, tangent to the last described course, having a radius of 690.00 feet, a central angle of 36°31'41", an arc distance of 439.90 feet; thence South 86°56'40" East, along said easterly right-of-way line, 12.00 feet; thence northerly, along said easterly right-of-way line, along a curve to the left, having an initial tangent bearing of North 03°03'20" East, having a radius of 702.00 feet, a central angle of 28°32'38", an arc distance of 349.73 feet; thence North 25°29'18" West, along said easterly right-of-way line, 332.15 feet; thence northerly, along said easterly right-of-way line, on a curve to the right, tangent to the last described course, having a radius of 798.00 feet, a central angle of 36°19'16", an arc distance of 505.87 feet; thence northeasterly, along said easterly right-of-way line, on a curve to the right, having a common tangent with the last described course, having a radius of 26.00 feet, a central angle of 99°51'50", an arc distance of 45.32 feet to its intersection with the southerly right-of-way line of Northwest 88th Street, as now established; thence South 69°18'33" East, along said southerly right-of-way line, 662.87 feet to its intersection with the westerly right-of-way line of U.S. Highway No. 169, as now established; thence southerly, along said westerly right-

of-way line, on a curve to the left, having an initial tangent bearing of South 06°25'40" West, a radius of 5839.58 feet, a central angle of 06°09'48", an arc distance of 628.18 feet; thence South 0°15'52" West, along said westerly right-of-way line, 444.00 feet; thence South 25°59'41" West along said westerly right-of-way line, 130.56 feet; thence South 37°32'25" West, along said westerly right-of-way line, 281.73 feet; thence South 52°00'49" West, along said westerly right-of-way line, 98.41 feet; thence South 46°29'06" West, along said westerly right-of-way line, 266.74 feet; thence southerly, along said westerly right-of-way line, on a curve to the left, tangent to the last described course, having a radius of 420.00 feet, a central angle of 25°51'39", an arc distance of 189.57 feet to the point of beginning, excepting therefrom Lot 5 Barry Towne - First Plat, a subdivision in Kansas City, Clay County, Missouri, and except Lots 6 and 7, Barry Towne - Second Plat, a subdivision in Kansas City, Clay County, Missouri.

TRACT 2: Non-exclusive easements for ingress/egress access as further described in the operation and easement agreement by and between BTK Development, L.L.C., MDGSI Associates, L.L.C., Dayton Hudson Corp, and Serf Company recorded May 13, 1998, as Document No. N90750 in Book 2826, page 457 in the records of Clay County, Missouri.

is hereby approved, subject to the following conditions:

1. Ordinance No. 250217, including all conditions provided therein, shall remain in full force and effect, revising Condition #4 to say "Each phase shall apply for and receive approval of a project plan prior to the issuance of a building permit to ensure future development is consistent with the proposed layout, use, square footages, and design guidelines as listed in this development plan. Section 88-516-06 of the Zoning and Development Code shall apply should any changes be proposed."
2. The developer shall include the location of the bicycle parking area on the site plan on the plans when applying for a building permit. The number shall be in compliance with the number listed on the site data table on Sheet C.001.
3. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
4. The developer shall provide covenants to maintain private storm sewer mains acceptable to the Kansas City Water Services Department for any private storm sewer mains prior to the issuance of any permits.
5. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department prior to recording the plat or issuance of a building permit,

whichever occurs first. All on-site storm sewer to be private with the exception of the storm sewer line connecting within the state right-of-way (between state R/W and N. Madison connection). Permits are required to make connection to public storm system and extend public sewer from State right-of-way to N. Madison.

6. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
7. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department prior to recording the plat or issuance of any permits.
8. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
9. The developer shall submit a detailed micro storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with the current, approved macro study on file with the City and with current adopted standards in effect at the time of submission, including water quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and the developer shall construct any other improvements as required by the Kansas City Water Services Department as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
10. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting off site connections to storm sewer in State R/W.
11. The developer shall provide private storm drainage easements for any private mains prior to issuance of any permits or recording the plat whichever occurs first.
12. The developer shall provide Covenants to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any permits.
13. The developer shall enter into a covenant agreement for the maintenance of any

stormwater detention area tracts as required by the Kansas City Water Services Department or provide a copy of any existing agreements previously recorded prior to recording the plat.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251057

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving an amendment to a previously approved development plan on about 13.18 acres in District B3-2 generally located at 8601 N. Madison Avenue to expand the allowed uses to include those allowed in the B3-2 zoning district. The major amendment is also acting as a special use permit for Lot 6 to allow for Motor Vehicle Repair, General.

Discussion

The previously approved plan proposed a non-residential development consisting of seven (7) lots, and specific uses listed for each lot. The current proposal removes the specific uses from each lot and expands the uses in the development area to all those allowed in the B3-2. The applicant provided a list of prohibited uses on their site plan.

The development plan also acts as a special use permit for Lot 6 for Motor Vehicle Repair, General. The applicant submitted plans with additional details and elevations for Lot 6.

The City Plan Commission heard the case on December 3, 2025. There was no public testimony. The Commission voted to approve with conditions at the hearing, removing a condition requiring revised elevations as new elevations were provided prior to the meeting.

One of the conditions the City Plan Commission approved stated, "All outstanding corrections shall be resolved prior to Ordinance Request". The applicant requested a Council introduction and removed this condition from the ordinance language. There are two outstanding corrections from the Water Services Department that need to be resolved. The corrections are:

1. Provide a phased development plan including phasing of utilities for each phase.
2. Storm sewer line connecting to Storm Drain within State R/W to be Public from connection point in State R/W to connection point in N Madison (connection to back of street inlet). The public storm sewer alignment shall be located in its own public

easement and outside of the proposed access and utility easement. All other Storm Sewer on site to be private within a private easement and covenant to maintain. Designate same on plan.

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

This legislation has no fiscal funding attached to it.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

CD-CPC-2024-00192 - approving a non-residential development plan also acting as a preliminary plat in district B3-2 on about 13.18 acres generally located at 8601 North Madison Avenue. Approved via Committee Sub. 250217 on March 20, 2025.

CD-AA-2025-00060 - A request to approve a Minor Amendment to an approved Development Plan which serves as a Preliminary Plat in District B3-2 (commercial) on about 13.18 acres generally located at 8601 N Madison Avenue. Approved July 28, 2025.

CD-CPC-2022-00003 - approved a development plan and a preliminary plat to create one (1) lot and one (1) tract for multifamily residential uses containing 144 units. Approved via Ordinance No. 220258 on March 31, 2022.

Service Level Impacts

None.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No health impacts were evaluated with this ordinance.

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

This project complies with the public engagement process required by section 88-505-12.

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

Click or tap here to enter text.

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

No (Press tab after selecting)

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 #: 251059

ORDINANCE NO. 251059

Sponsor: Councilmember Kevin O'Neill

Rezoning an area of about 99.00 acres located at the northwest corner of N.W. Skyview Avenue and N.W. 126th Terrace from District AG-R to District R-80. (CD-CPC-202__-_____) ****HELD UNTIL 2/10/2026****

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-_____ rezoning an area of about 99.00 acres located at the northwest corner of N.W. Skyview Avenue and N.W. 126th Terrace from Districts AG-R (Agricultural-Residential) to District R-80 (Residential 80), said section to read as follows:

Section 88-_____. That an area legally described as:

Containing 4,312,506 square feet or 99.00 acres (excluding that portion in road right of way)

The south 60 acres of the Southeast Quarter of Section 7, Township 52 North, Range 33 West and the North Half of the North Half of the Northeast Quarter of Section 18, Township 52 North, Range 33 West, Kansas City, Platte County, Missouri being more particularly described as follows: Commencing at the southwest corner of the Southeast Quarter of said Section 7; thence South 89°54'09" East, along the south line of said Southeast Quarter, a distance of 30.00 feet to a point on the easterly right of way line of N.W. Skyview Avenue, said point also being the point of beginning of the tract of land to be herein described; thence North 00°31'35" East, along said easterly right of way line, a distance of 990.07 feet to a point on the north line of the south 60 acres of said Southeast Quarter; thence South 89°54'09" East, along said line, a distance of 2611.22 feet to a point on the east line of said Southeast Quarter; thence South 00°40'52" West, along said line, a distance of 990.09 feet to the southeast corner of said Southeast Quarter; thence South 00°38'08" West, along the east line of the Northeast Quarter of said Section 18, a distance of 661.85 feet to a point on the northerly right of way line of N.W. 126th Terrace as described in county court record Book H at page 400; thence North 89°56'54" West, along said northerly right of way line, a distance of 2607.06 feet to a point on the easterly right of way line of said

N.W. Skyview Avenue; thence North 00°30'20" East, along said easterly right of way line, a distance of 663.92 feet to the point of beginning.

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

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

..end

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

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

**No Docket Memo
Provided for
Resolution No.**

251059



File #: 251061

RESOLUTION NO. 251061

Sponsor: Councilmember Darrell Curls

RESOLUTION - Directing the City Manager to review current City practices pertaining to grant notifications for neighborhood associations, explore additional means of raising awareness of such grants and grant application trainings, identify potentially reliable funding options for such practices, review current City practices related to grant recipient selection, identify potentially reliable funding options for the Neighborhood Empowerment Grant program and report to Council on each of these tasks within 60 days.

WHEREAS, neighborhood associations and community organizations play an integral role in addressing problems such as public safety, affordable housing, and blight in neighborhoods; and

WHEREAS, it is vital that all neighborhood associations and community groups are aware of potential funding opportunities to implement projects and activities that deal with these issues; and

WHEREAS, the Council believes it is necessary to raise awareness of funding opportunities for neighborhood associations through as many means as possible and to provide training for relevant groups so they can efficiently navigate the grant application process; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby directed to review current City practices pertaining to public notifications of grant opportunities for neighborhood associations and community groups and identify additional means of notifying such groups of grant funding and community trainings for grant applications and report to Council on these tasks within 60 days. In reviewing and reporting upon additional means of notification, the City Manager shall:

- (a) solicit input from neighborhood associations, community groups, and other relevant stakeholders;
- (b) develop a process to provide grant notification and training for new neighborhood associations and community groups upon registration, including instruction on best practices related to neighborhood communication, technology, grant writing, program proposal, budget development, and basic accounting procedures; and

- (c) identify potentially reliable funding options for the above.

Section 2. That the City Manager is hereby directed to review current City practices pertaining to the selection of grant recipients and report to Council on these tasks within 60 days. The review and report shall include, but not be limited to, the following:

- (a) evaluation of any barriers to equitable access, including, but not limited to matching fund requirements; and
- (b) recommendations for any improvements, if necessary, for grant accountability and oversight.

Section 3. That the City Manager is hereby directed to identify potentially reliable funding options for the Neighborhood Empowerment Grant program and report to Council on these tasks within 60 days.

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Resolution 251061

Submitted Department/Preparer: Mayor/Council's Office

Revised 6/10/24

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

Executive Summary

Directing the City Manager to review current City practices pertaining to grant notifications for neighborhood associations, explore additional means of raising awareness of such grants and grant application trainings, identify potentially reliable funding options for such practices, review current City practices related to grant recipient selection, identify potentially reliable funding options for the Neighborhood Empowerment Grant program and report to Council on each of these tasks within 60 days.

Discussion

Neighborhood associations and community organizations play an integral role in addressing problems such as public safety, affordable housing, and blight in neighborhoods. It is vital that all neighborhood associations and community groups are aware of potential funding opportunities to implement projects and activities that deal with these issues. The Council believes it is necessary to raise awareness of funding opportunities for neighborhood associations through as many means as possible and to provide training for relevant groups so they can efficiently navigate the grant application process.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
No appropriations in this ordinance
3. How does the legislation affect the current fiscal year?
No appropriations in this ordinance

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

No appropriations in this ordinance

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

None

Service Level Impacts

None

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)



Legislation Text

File #: 251063

ORDINANCE NO. 251063

Sponsor: Councilperson Darrell Curls

Authorizing the Chief Procurement Officer to execute a \$400,000.00 contract with Ruskin Heights Homes Association, Inc. from previously appropriated funds to establish a neighborhood outreach team to engage high-risk individuals and prevent violent conflicts; authorizing a total expenditure of \$400,000.00 to satisfy the cost of the contracts; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the Cure Violence Global model is a nationally recognized public health approach proven to reduce shootings and homicides; and

WHEREAS, the City will contract with organizations to hire and manage Neighborhood Outreach Teams that implement the model with high fidelity; and

WHEREAS, each team will detect and interrupt potential violent conflicts, identify and treat highest-risk individuals, mobilize the community and shift behavior norms, and collect and report data for ongoing monitoring and evaluation; and

WHEREAS, target expansion will allow Kansas City to deploy evidence-based strategies in real time, strengthen collaboration with local organizations, and improve public safety outcomes in neighborhoods most affected by violence, NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY

Section 1. That the Manager of Procurement Services is authorized to execute a \$400,000.00 contract with Ruskin Heights Homes Association, Inc., to establish a Neighborhood Outreach Team for the purpose of implementing the Cure Violence Global model of violence prevention initiatives for a total expenditure of \$400,000.00.

Section 2. That the Director of the Health Department is authorized to expend \$400,000.00 from previously appropriated funds in Account No. 26-2000-501905-B, Blueprint for Violence Prevention, to satisfy the cost of the contracts.

Section 3. That this ordinance, relating to expenses of government, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(B) of the City Charter and shall take effect in accordance with Section 503, City Charter.

..end

The City has no financial obligation under both this Ordinance and Contract until the Manager of Procurement Services issues a purchase order which shall be signed by the City's Director of Finance certifying there is a balance, otherwise unencumbered, to the credit of the appropriation to which the expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment will be made, each sufficient to meet the obligated incurred in the purchase order.

William Choi
Interim Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney

**No Docket Memo
Provided for
Resolution No.**

251063



Legislation Text

File #: 251064

ORDINANCE NO. 251064

Sponsor: Mayor Pro Tem Parks-Shaw

Accepting a \$40,000.00 grant with the Health Forward Foundation and authorizing a contract within the scope of such grant to City to support the City's Connecting Kansas City Program supporting equitable digital connectivity for all residents.

WHEREAS, lack of internet access affects Kansas Citians from every walk of life and creates barriers to those who could benefit the most; and

WHEREAS, households lacking internet access often overlap significantly with those living at or below the poverty line, particularly concentrated in the city's most vulnerable census tracts; and

WHEREAS, connecting such underserved households to internet services is the critical first step toward dismantling the barriers that hinder true digital equity and opportunity for City residents; and

WHEREAS, the City's Connecting Kansas City Program seeks to provide direct, ground-level connectivity services, such as device distribution and internet access, alongside educational engagement opportunities to support residents in fully engaging in the digital economy; and

WHEREAS, the Health Forward Foundation has awarded the City a \$40,000.00 grant to support the City's Connecting Kansas City Program; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of Neighborhood Services Department is authorized to accept a \$40,000.00 grant from the Health Forward Foundation to support the City's Connecting Kansas City program and to support equitable digital connectivity for all residents.

Section 2. That the Director of Neighborhood Services Department is authorized to execute a grant agreement with the Health Forward Foundation to govern the administration of the grant. A copy of the grant agreement is on file with the Director of the Neighborhood Services Department.

..end

Approved as to form:

Bret Kassen
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251064

Submitted Department/Preparer: Neighborhoods

Revised 6/10/24

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

Executive Summary

Accepting a \$40,000.00 grant with the Health Forward Foundation and authorizing a contract within the scope of such grant to City to support the City's Connecting Kansas City Program supporting equitable digital connectivity for all residents.

Discussion

\$40,000.00 grant from the Health Forward Foundation to support the City's Connecting Kansas City program and to support equitable digital connectivity for all residents.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
2580 General Grants Fund
3. How does the legislation affect the current fiscal year?
It adds \$40K to the City's digital equity / inclusion efforts where focus is on expanding digital skills training, high speed internet access, and providing computer devices to City demographics that don't traditionally have access to high speed internet or computer devices, or the skill set needed to use the internet for economic or educational advancement.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The \$40k is a one time grant but may lead to other grant and philanthropic contribution opportunities as the federal and state funding for ceases and is reallocated

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Mostly leverages outside funding and possibly delivers return on investment as online city services are highlighted in digital skills training and case management offered to City residents.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

No

Service Level Impacts

It will contribute to the KPI of serving a minimum of 700 Kansas City MO households with access to high speed internet service, a computer device in the home and access to digital skills training and case management.

Other Impacts

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

From Health Forward Foundation's Policy Agenda:

Since Health Forwards was founded, policy and advocacy have been essential in advancing our mission. Health Forward recognizes policy and advocacy work as the necessary means to achieve health equity and secure a fair and just region for our communities of focus. We believe that inclusive, powerful, and healthy communities characterized by racial equity and economically just systems can be our shared reality when we work together to reshape policies and rebuild systems. Our advocacy work, paired with our leadership and resources, is designed to amplify the power within our communities of focus.

Health Forward Foundation recognized the programs developed and the work that has been done in KCMO Neighborhood Services Digital Equity Office and has offered the \$40K grant contribution to continue the efforts.

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

Health Forward Foundation recognizes policy, advocacy, and coalition building work as the necessary means to achieve health equity and secure a fair and just region for our communities of focus. The purpose is to support and build inclusive, powerful, and healthy communities characterized by racial equity and economically just systems.

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

It directly addresses the Adopted 2025-2029 Citywide Business Plan goal and objective: Housing and Healthy Communities, 1) Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing and improve resident wellbeing and cultural diversity - 7) Develop a digital equity strategy for all residents to have access to the same information, technology, and resources. And 3) Address the various needs of the City's most vulnerable populations by working to reduce disparities.

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

Not directly but contributes indirectly

[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)



REQUEST FOR SUPPLEMENTAL REVENUE
CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: Neighborhood Services

BUSINESS UNIT: KCMBU

DATE:

JOURNAL ID:

LEDGER GROUP: REVENUE

BUDGET PERIO

2026

	<u>FUND</u>	<u>DEPT ID</u>	<u>ACCOUNT</u>	<u>PROJECT</u>	<u>AMOUNT</u>
<u>26</u>	2580	570001	479977	G57HFF25	\$40,000.00

TOTAL 40,000.00

DESCRIPTION:

Accepting grant award of \$40,000 from Health Forward Foundation.

APPROVED BY:

DATE

APPROVED BY: DEPARTMENT HEAD

DATE

Dana Diec

12/15/2025



Legislation Text

File #: 251048

ORDINANCE NO. 251048

Sponsor: Director of Water Services Department

Authorizing the Director of the Water Services Department to execute a \$23,800,000.00 design-build contract with Goodwin Bros Construction Co, for the Westside Wastewater Treatment Plant (WWTP) Facility Plan Project – Sludge Screening project; authorizing a maximum expenditure of \$26,180,000.00; and recognizing this ordinance as having an accelerated effective date.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of the Water Services Department is authorized to execute Contract No. 1769 in the amount of \$23,800,000.00 with Goodwin Bros Construction Co., for the Westside WWTP Facility Plan Project – Sludge Screening project, Project No. 81000710. A copy of the contract is on file in the office of Water Services.

Section 2. That the Director of Water Services is authorized to expend up to the sum of \$26,180,000.00 from the following accounts to satisfy cost of this contract:

AL8194-807778-611060-81000710	Sewer Treatment Facilities	\$12,000,000.00
26-8110-807778-611060-81000710	Sewer Treatment Facilities	<u>14,180,000.00</u>
	TOTAL	\$26,180,000.00

Section 3. That this ordinance, relating to the design, repair, maintenance or construction of a public improvement, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(D) of the City Charter and shall take effect in accordance with Section 503, City Charter.

..end

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

William Choi
Interim Director of Finance

Approved as to form:

Mark P. Jones
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251048

Submitted Department/Preparer: Water

Revised 6/10/24

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

Executive Summary

Authorizing the Director of the Water Services Department to execute a \$23,800,000.00 design-build contract with Goodwin Bros Construction Co, for the Westside Wastewater Treatment Plant (WWTP) Facility Plan Project - Sludge Screening project; authorizing a maximum expenditure of \$26,180,000.00; and recognizing this ordinance as having an accelerated effective date.

Discussion

Project Justification

The Westside WWTP, located near the confluence of the Kansas and Missouri Rivers in the Central Industrial District, is a conventional activated sludge facility with primary clarification. The original primary plant was built in 1963, followed by the addition of the activated sludge facilities in 1978. Chlorine contact basins were added in 2012 for seasonal disinfection. As part of the City's Overflow Control Program (in response to a Consent Decree issued by the U.S. Environmental Protection Agency), a chemically-enhanced primary treatment (CEPT) system, third secondary clarifier, return activated sludge pump station, and third disinfection basin were added to the treatment facilities to increase the peak hydraulic capacity of the WWTP by 30 million gallons per day (mgd). The Westside WWTP currently has a permitted capacity of 22.5 mgd average daily flow and rated peak capacity of 70 mgd.

Flow to the Westside WWTP is pumped from multiple sanitary and combined sewer lift stations within a 15 square mile service area, including downtown Kansas City, Missouri, and a portion of areas north of the Missouri River. The primary treatment facilities include grit basins, two primary clarifiers, primary sludge and scum pumping, and the CEPT system to allow for the addition of polyaluminum chloride and/or polymer at the grit basins or primary clarifiers to improve sludge settleability upstream of the activated sludge process. The secondary treatment facilities consist of two aeration basins, three secondary clarifiers, and associated sludge and scum pumping. The disinfection facilities include three contact basins, and two chemical buildings for the addition of sodium hypochlorite and sodium bisulfite for chlorination and de-chlorination during

seasonal disinfection from April 1 through October 31. An effluent pump station was constructed with the original primary plant for use when the river levels are at flood stage. The submersible-axial flow pumps were recently replaced as part of the WWTP Facility Plan project in 2021.

Currently, primary and secondary sludge pumps convey settled sludge from the primary and final clarifier basins, respectively, through a 6.6-mile, 12-inch diameter pipeline to the Blue River WWTP for processing.

The existing sludge forcemain to the Blue River WWTP was constructed in 1963. Over the past 15 years, this forcemain has experienced multiple pipe bursts; six to eight bursts over a seven to eight-year period were reported back in 2016. Previous inspections of the line have also indicated thinning of the pipe wall along a good portion of its length; however, physical inspections of the pipe to assess the current condition of the pipe have not been conducted in several years, but rehabilitation of the forcemain is being planned under a separate project. Due to the criticality of protecting the rehabilitated forcemain and downstream biosolids processing equipment at the Blue River WWTP, this Project is to install sludge screening equipment for the Westside WWTP sludge prior to conveyance to the Blue River WWTP. This new equipment will be housed within a new building located on the south side of Woodswether Road and to the north of new Final Clarifier No. 3.

Due to the size of the project, the desire to allocate design and construction risks to one entity, and the need for expedited delivery of the project, the City decided there is benefit in utilizing a design-build method for the project and a fixed-price design-build (FPDB) method was selected. The FPDB method outlined in this RFP was chosen to allow WSD staff involvement in the design process for the project while leveraging the schedule, design and construction innovation, team collaboration, and other advantages that result from use of a design-build process.

The Design Professional Owner's Advisor for the project is Carollo Engineers, Inc. The Owner's Advisor will provide assistance during the FPDB process on behalf of the City throughout the project. Ongoing coordination services and meetings with the Water Services Department will be required.

Project Description

Currently, primary and secondary sludge is pumped through a 6.6-mile, 12-inch diameter pipeline to the Blue River WWTP for processing. This project would allow KC Water to protect its biosolids processing equipment downstream at the Blue River WWTP by installing sludge screening equipment and odor control prior to conveyance to Blue River WWTP equipment.

The amount of this contract is \$23,800,000.00 and a Technical Approach Score of 90.

Term

The term of this contract is 730 calendar days.

MBE/WBE Goals

CREO KC established goals of 14% MBE and 14% WBE on this project on February 26, 2024 as part of the Annual Goal Program.

Solicitation

On May 12, 2025, KC Water issued a Request for Proposals (RFP) for shortlisted proposers to provide technical and cost proposals for Fixed Price Design-Build (FPDB) services, including design, construction, startup, and commissioning for the Westside WWTP Facility Plan Project - Sludge Screening Project at the Westside Wastewater Treatment Plant, located at 1501 Woodswether Road, Kansas City, MO 64105.

This was the second step of a two-step selection process. Proposers were previously shortlisted to two (2) through the submittal and review of each Proposer's Statement of Qualifications (SOQ).

This project was advertised in accordance with the City's requirements. Public bids were opened on September 4, 2025 with 2 bidders responding.

Awardee/Subcontracting Participation

The City-Wide Selection Committee (SC) met on October 10, 2025 to review and score the Technical Proposals received.

The City-Wide Selection Committee consisted of the following members:

1. Kenneth C. Morgan, P.E., Director of Water Services
2. Eric Bunch, City Councilmember, 4th District
3. Brent Herring, Deputy Director, Wastewater Operations Officer
4. Blake W. Anderson, P.E., Interim Deputy Director, Chief Engineering Officer
5. Kevin White, P.E., Engineering Section Head

Scoring

Proposals were scored per Section 4 of the RFP. Proposers submitted two separate proposals: (1) Technical Proposal and (2) Cost Proposal.

1. Technical Proposal

The Selection Committee evaluated and scored responsive proposals by using the weighted evaluation criteria set forth in the RFP for the Technical Proposal. The maximum total number of points available for the Technical Proposal was 100.

Proposer	Technical Proposal Score (Max = 100)
Goodwin Bros Construction Co / Black & Veatch Corporation	90
MegaKC Corporation / CDM Smith, Inc.	85

2. Cost Proposal

Cost Proposal submittals were retained by the Procurement Officer until the public bid opening was held on October 14, 2025 at the KC Water Administration Building, located at 4800 E 63rd Street, Kansas City, MO 64130. The lowest Base Proposal Price was awarded 100 points, with points being awarded to higher Proposal Prices, as defined in Section 5.5 of the RFP.

Proposer	Goodwin Bros Construction Co / Black & Veatch Corporation	MegaKC Corporation / CDM Smith, Inc.	Engineer's Estimate of Probable Cost
Base Bid Price	\$23,800,000.00	\$23,656,000.00	\$15,000,000.00
Clarifier # 4 Bid Price	\$16,200,000.00	\$16,369,148.00	N/A

3. Results

The Total Proposal Score (Technical + Cost) is provided below:

Proposer	Technical Proposal Score (Max = 100)	Cost Proposal Score (Max = 100)	Total Proposal Score
Goodwin Bros Construction Co / Black & Veatch Corporation	90	99.39	189.39
MegaKC Corporation / CDM Smith, Inc.	85	100	185.00

Goodwin Bros Construction Co, in partnership with Black & Veatch Corporation, was selected for this project as the lowest, most responsive, and most responsible bidder with a contract amount of \$23,800,000.00, and a Technical Approach Score of 90, with subcontracting participation of 15.99% MBE and 14.39% WBE.

Other Bidder/Subcontracting Participation

MegaKC Corporation, in partnership with CDM Smith, Inc., was the only other bidder on this project at the amount of \$23,656,000.00 and a Technical Approach Score of 85. They did not submit 48-hour subcontracting documentation.

Estimated Project Cost

The estimated opinion of probable construction costs for this project is \$15,000,000.00.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?
Sewer Revenue Bond Fund 2024A
AL-8194-807778-611060-81000710 = \$12,000,000.00
Sewer Fund
26-8110-807778-611060-81000710 = \$14,180,000.00
Westside WWTP Facility Upgrade
3. How does the legislation affect the current fiscal year?
This ordinance is supported by Fiscal Years 26 and 27 Water Services Annual CIP. Work on this project will be performed during the next two fiscal years to improve the reliability of the City's wastewater utility.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Funds encumbered in the current fiscal year will be disbursed over Fiscal Year 26 and 27. Work on the project is anticipated to be completed by 730 days from the Notice to Proceed date.
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?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - ☐ Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - ☐ Build on existing strengths while developing a comprehensive transportation plan for the future.
 - ☒ Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
 - ☒ Ensure adequate resources are provided for continued maintenance of existing infrastructure.
 - ☐ Focus on delivery of safe connections to schools.

Prior Legislation

N/A

Service Level Impacts

This Project is necessary to maintain current service level commitments for the facility and meet National Pollutant Discharge Elimination System (NPDES) permit requirements.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Public health will be maintained by continuing to meet our sewer service level commitments.

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)

N/A

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

Yes - I have submitted documents for CREO Review (Press tab after selecting)

Please attach or copy and paste CREO's review.

The Contractor Utilization Plan was submitted to CREO KC for this design-build project on November 7, 2025, and was approved on November 24, 2025 with 16% MBE and 14% WBE participation.

There are Affirmative Action requirements on this contract.

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

Yes(Press tab after selecting)

List the three (3) lowest bidders in addition to the selected bidder.

- Goodwin Bros Construction Co / Black & Veatch Corporation
- MegaKC Corporation / CDM Smith, Inc.

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

No (Press tab after selecting)



Project Number-81000710
Westside Screenings and Forcemain Rehab - SSP Westside
Facility Plan

CREO Document Upload:#3

Subject: CUP/LOI Document Upload | Contract WSD1769
Initiator: Asfan, Raed
Date Created: 11.03.2025 10:24AM
Department: Water Services

Process Information

Document Type: CUP/LOI
Date Submitted: 11.03.2025
Date Received: 10.16.2025
Contract Number: WSD1769
Prime Contractor: GOODWIN BROTHERS CONSTRUCTION CO
Amount of Project: 23800000.00
%MBE
%WBE
%DBE

Special Instructions:

Contractor Utilization Plan Approval Form

Prepared by: Delois Moore

e-Builder users: Approval Form must be completed and attached in PDF format where indicated. CUP/LOIs must be attached where indicated, or as supporting documents.

Date: 11/7/25

Contract/Project Number: 1769/81000710	Project Name: Westside Sludge Screening
Developer/Prime: Goodwin Brothers Construction Co	Contact Name: Doug Wachsnicht
Address: 4885 Baumgartner Road, St. Louis, MO 63129	Email: dougw@goodwinbros.com

Full Contract Value: \$ 23,800,000.00

Funding: ☒ City ☐ State ☐ Federal ☐ CO-OP ☐ Grant: ☐ Other:
 Project Requirements: ☒ M/WBE ☐ DBE ☐ Section 3 ☐ N/A
 Tax Incentive: ☐ LCRA ☐ TIF ☐ PIEA ☐ N/A ☐ Other:
 Prevailing Wage: ☒ Yes ☐ No
 Davis-Bacon: ☐ Yes ☐ No

Construction Employment Program: ☒ Yes: Workforce goals are 10% Minority & 2% Women. There are over 800 Workforce hours and project cost is \$300,000 or more.
☐ NO: Workforce hours are less than 800 and project cost is less than \$300,000.

Contract Goals:	Contractor Utilization Plan Achievement:
Self-Perform: ____%	Self-Perform: ____%
MBE: <u>14</u> %	MBE: <u>15.99</u> %
WBE: <u>14</u> %	WBE: <u>14.39</u> %
Non-certified firms: ____%	Non-certified firms: ____%

Contract Type (select one): ☒ Construction ☒ Design-Build ☐ Design Professional ☐ Professional Services
☐ General Services ☐ Facilities Maintenance/Repair/Renovation ☐ Concessions ☐ Co-operative
☐ Revenue Sharing ☐ Non-Municipal Agency ☐ Other Goods & Services ☐ Other _____

Project Manager: Raed Asfan
 Additional Information:

Email: raed.asfan@kcmo.org

This document is submitted with all available facts. Intentionally falsifying this document or omitting pertinent facts is grounds for disciplinary action pursuant to KCMO Human Resources Rules & Policy Manual (eff. August 4, 2014).

FOR CIVIL RIGHTS & EQUAL OPPORTUNITY DEPARTMENT (CREO) USE ONLY:			
The Contractor Utilization Plan is:			
<input checked="" type="checkbox"/> Approved		<input type="checkbox"/> Disapproved	
<u>16</u> % MBE	<u>14</u> % WBE	<u> </u> % DBE	
The Request for Good Faith Efforts Waiver is:			
<input type="checkbox"/> Approved		<input type="checkbox"/> Disapproved	
<input type="checkbox"/> Approved		<input type="checkbox"/> Not Applicable	
Appeal Sent to FICB or Incentive Agency? <input type="checkbox"/> Yes <input type="checkbox"/> FICB <input type="checkbox"/> Incentive Agency <input type="checkbox"/> No			

CREO Signature: Rebecca Amezquita-Hogan Date: 11/24/2025

Comments:

Approved at 16/14 - RAH
 design-build - one single phase.



Inter-Departmental Communication

Date: November 24, 2025

To: Councilman Kevin O'Neill; Chair; Transportation, Infrastructure & Operations Committee

From: Jaime Guillen; Director; Civil Rights & Equal Opportunity Department

Subject: CUP Summary #: (Ordinance Number)

CONTRACTOR:

Goodwin Brothers Construction Co
Address: 4885 Baumgartner Rd.
St. Louis, MO 63129
Contract #: 1769/81000710 - Westside Screenings and Forcemain Rehab -
SSP Westside Facility Plan
Contract Amount: \$23,800,000.00
MBE Goal: 14%
WBE Goal: 14%
Total MBE Achieved: 16%
Total WBE Achieved: 14%

MBE SUBCONTRACTORS:

Name: Three Feathers Construction & Sales, LLC
Address: 10220 East 65th St., Suite A
Raytown, MO 64133
Scope of Work: Rebar furnish and install
Subcontract Percentage: \$430,000.00
Ownership: McNeill, Jill
Structure: Caucasian Female Code: 27

MBE SUBCONTRACTORS:

Name: Genesis Environmental Solutions, Inc.
Address: 8422 S. 7 Hwy
Blue Springs, MO 64014
Scope of Work: Painting
Subcontract Percentage: \$115,000.00
Ownership: Thomas, Shaun
Structure: Native American Male Code: 17

MBE SUBCONTRACTORS:

Name: Whatever It Takes Electrical Contractors, LLC
Address: 9709 E 56th St
Raytown, MO 64133
Scope of Work: Electrical
Subcontract Percentage: \$3,260,000.00

Ownership: Rolls, John
Structure: African American Male Code: 15

WBE SUBCONTRACTORS:

Name: Richardson Hauling Inc.
Address: 14800 Kentucky Rd.
Independence, MO 64050
Scope of Work: Hauling
Subcontract Percentage: \$80,000.00
Ownership: Richardson, Dianna
Structure: Caucasian Female Code: 27

WBE SUBCONTRACTORS:

Name: Realm Construction, Inc.
Address: 604 SE Industrial Dr.
Blue Springs, MO 64014
Scope of Work: Concrete paving
Subcontract Percentage: \$70,000.00
Ownership: Phillips, Cathy
Structure: Caucasian Female Code: 27

WBE SUBCONTRACTORS:

Name: Cornell Roofing & Sheet Metal Company
Address: 901 S. Northern Blvd.
Independence, MO 64151
Scope of Work: Roofing
Subcontract Percentage: \$175,000.00
Ownership: McNamara, Mary
Structure: Caucasian Female Code: 27

WBE SUBCONTRACTORS:

Name: CJ Industries, LLC
Address: 610 S. 78th Street, Ste 1
Kansas City, KS 66111
Scope of Work: Plumbing, crane rental with operator to furnish and install mixing
pumps, transfer pumps, and sludge screens
Subcontract Percentage: \$3,100,000.00
Ownership: Rocha, Melinda
Structure: Caucasian Female Code: 27

Comments:

The prime contractor has submitted a CUP (Contractor Utilization Plan) meeting the project goals of 14% MBE and 14% WBE. After review of the CUP, the prime contractor will meet or exceed goals at 16% MBE and 14% WBE.



File #: 250871

ORDINANCE NO. 250871

Sponsor: Director of City Planning and Development Department

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

Lots 21 through 23, Vinewood

Lots 1 through 12 Block 1, Roanoke

Lots 15 through 27 Block 2, Roanoke

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

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

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

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

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

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

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

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250871

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

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

Discussion

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

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

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

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

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

No account string to verify.

Citywide Business Plan (CWBP) Impact

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

Housing and Healthy Communities (Press tab after selecting.)

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

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

Prior Legislation

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

Service Level Impacts

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

Other Impacts

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

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

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

Click or tap here to enter text.

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



Legislation Text

File #: 250994

ORDINANCE NO. 250994

Sponsor: Councilmember Darrell Curls

Rezoning an area of 1.5 acres generally located at 1100 E. 63rd Street from Districts UR and B4-5 to District B4-5 and approving a development plan that also serves as a preliminary plat to allow for a commercial development. (CD-CPC-2025-_____)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-_____, rezoning an area of about 1.5 acres generally located 1100 E. 63rd Street (63rd Street on the south, Troost Avenue on the west and Forest Avenue on the east) from Districts UR (Urban Redevelopment) and B4-5 (Heavy Business/Commercial 4) to District B4-5 (Heavy Business/Commercial 4), said section to read as follows:

Section 88-2_____. That an area legally described as:

Lot 1, Walgreen 30, a subdivision of land lying in Kansas City, Jackson County, Missouri.

is hereby rezoned from Districts UR (Urban Redevelopment) and B4-5 (Heavy Business/Commercial 4) to District B4-5 (Heavy Business/Commercial 4), all as shown outlined on a map marked Section 88-_____, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

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

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

..end

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

Sara Copeland, FAICP,
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 250994**



File #: 250997

ORDINANCE NO. 250997

Sponsor: Councilmember Crispin Rea

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of allowing marijuana dispensaries located at least 1,000 feet from residential zoning districts to operate 24 hours per day subject to approval of a special use permit.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Amending Chapter 88, Code of Ordinances, by repealing and replacing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-354 MARIJUANA FACILITIES

88-354-01 APPLICABILITY

Marijuana facilities authorized by article XIV, sections 1 and 2 of the Missouri Constitution must be licensed by the Missouri Department of Health and Senior Services, or its successor entity.

88-354-02 STANDARDS AND CONDITIONS FOR ALL MARIJUANA FACILITIES

All marijuana facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall operate according to the local regulations applicable to all properties in zoning districts which allow the use of marijuana facilities.

88-354-02-A. DISTANCE REQUIREMENT FROM SCHOOLS

All comprehensive or medical marijuana cultivation facilities, comprehensive or medical marijuana-infused products manufacturing facilities, and marijuana testing facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 1,000 feet of any then-existing elementary or secondary school, as elementary and secondary schools are defined by state laws and regulations governing comprehensive and medical marijuana facilities.

All comprehensive or medical marijuana dispensary facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 1,000 feet of any then-existing elementary or secondary school, as elementary and secondary schools are defined by state laws and regulations governing comprehensive and medical marijuana facilities.

88-354-02-B. DISTANCE REQUIREMENT FROM CHURCHES AND DAY CARE CENTERS

All marijuana facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 300 feet of any then-existing church or daycare, as church and daycare are defined by state laws and regulations governing marijuana facilities.

88-354-02-C. DISTANCE REQUIREMENT FROM OTHER MARIJUANA DISPENSARY FACILITIES

All comprehensive dispensary facilities, marijuana microbusiness dispensary facilities, or medical marijuana dispensary facilities licensed by the Missouri Department of Health and Senior Services, and authorized to operate under article XIV, sections 1 and 2 of the Missouri Constitution, shall not be initially sited, at the time of application for license or for zoning approval, whichever is earlier, within 2,000 feet of any then-existing comprehensive dispensary facilities, marijuana micro dispensary facilities, or medical marijuana dispensary facilities.

88-354-03 MEASUREMENTS

Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

88-354-03-A. MEASUREMENT REQUIREMENT FOR FREESTANDING FACILITIES

In the case of a freestanding facility, the distance between the facility and the school, daycare, dispensary, church, or residential zoning district shall be measured from the external wall of the facility structure closest in proximity to the school, daycare, dispensary, or church to the closest point of the property line of the school, daycare, dispensary, church, or residential zoning district. If the school, daycare, dispensary, church, or the boundary line of the residential zoning district is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, dispensary, or church closest in proximity to the facility.

88-354-03-B. MEASUREMENT REQUIREMENT FOR FACILITIES THAT ARE PART OF A LARGER STRUCTURE

In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, church, or the boundary line of the residential zoning district to the facility's entrance or exit closest in proximity to the school, daycare, church, or residential zoning district. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility.

88-354-04 HOURS OF OPERATION

88-354-04-A. GENERALLY

Comprehensive and Medical Marijuana dispensary facilities shall have limited hours of operation from 8:00 a.m. to 10:00 p.m.

88-354-04-B. TWENTY-FOUR HOUR OPERATIONS

Comprehensive and Medical Marijuana dispensary facilities that are located more than 1000 feet from a residential zoning district may operate twenty-four hours per day subject to approval of a Special Use Permit. No special use permit for twenty-four hour operations may be approved for a period longer than 5 years duration. Extensions of the approved time period may be approved through a new special use application and hearing.

88-354-05 STORAGE

All operations and any storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.

88-354-06 EXTERNAL IMPACTS

No marijuana facility shall produce dust, vibration, noise, or other external impacts that are detectable beyond the property lines of the subject property.

..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

**No Docket
Memo Provided
for Ordinance
No. 250997**



File #: 251000

RESOLUTION NO. 251000

Sponsor: Councilmember Kevin O'Neill

RESOLUTION - Amending the KCI Area Plan by amending the Proposed Land Use Plan and Map for an approximately 107 acre tract of land generally located at the southwest corner of Northwest 100th Street and North Platte Purchase Drive by changing the recommended land use designation from "Commercial, Residential Low Density, Open Space / Buffer, and Mixed Use Community" to "Residential Medium Density." (CD-CPC-2025-00130)

WHEREAS, an application was submitted by Ashlar Homes, LLC and Capstone Communities, LLC to amend the KCI Area Plan by amending the Proposed Land Use Plan and Map for an approximately; and 107 acre tract of land generally located at the southwest corner of Northwest 100th Street and North Platte Purchase Drive by changing the recommended land use designation from "Commercial, Residential Low Density, Open Space / Buffer, and Mixed Use Community" to "Residential Medium Density.

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Plan and Map on October 15, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on October 15, 2025, recommend approval of the proposed amendment to the KCI Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the KCI Area Plan is hereby amended by changing the Proposed Land Use Plan and Map for an approximately 107 acre tract of land generally located at the southwest corner of Northwest 100th Street and North Platte Purchase Drive from "Commercial, Residential Low Density, Open Space / Buffer and Mixed Use Community to Residential Medium Density." A copy of the amendment to the KCI Area Plan is attached hereto as Exhibit A and is incorporated herein by reference.

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

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

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251000

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Amending the KCI Area Plan by amending the Proposed Land Use Plan and Map for an approximately 107 acre tract of land generally located at the southwest corner of Northwest 100th Street and North Platte Purchase Drive by changing the recommended land use designation from "Commercial, Residential Low Density, Open Space / Buffer, and Mixed Use Community" to "Residential Medium Density." (CD-CPC-2025-00130)

Discussion

Ashlar Homes, LLC and Capstone Communities, LLC applied to amend the KCI Area Plan for a 107-acre tract at the southwest corner of NW 100th Street and North Platte Purchase Drive.

Current Land Use Designation: Commercial, Residential Low Density, Open Space/Buffer, and Mixed Use Community.

Proposed Change: Residential Medium Density.

Process: The City Plan Commission held a hearing on October 15, 2025, allowed public testimony, and recommended approval of the amendment.

Action: The KCI Area Plan is officially amended to reflect the new designation, as shown in Exhibit A attached to the ordinance.

Essentially, this change shifts the area from a mix of commercial and low-density uses to allow for medium-density residential development, enabling more housing units than previously permitted.

Fiscal Impact

1. Is this legislation included in the adopted budget?

☐ Yes ☒ No

2. What is the funding source?
Click or tap here to provide fund name(s) and the full account string.
3. How does the legislation affect the current fiscal year?
Click or tap here to enter text.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Click or tap here to enter text.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Click or tap here to enter text.

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 have any funding attached to it.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

None

Service Level Impacts

No service level impacts as a result of this resolution.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No health impacts were reviewed with this resolution.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement as required by section 88-505-12 was completed with the companion ordinance 251019.
3. How does this legislation contribute to a sustainable Kansas City?
The resolution to amend the area plan will have no impact as the KCI Area Plan is going through a major update at this time.
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 #: 251018

ORDINANCE NO. 251018

Sponsor: Director of City Planning and Development Department

Approving the petition to establish the Hillcrest Community Improvement District; establishing the Hillcrest Community Improvement District generally located northwest of the intersection of 83rd Street and Hillcrest Road in Kansas City, Jackson County, Missouri; determining the District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

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

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

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

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251018

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving the petition to establish the Hillcrest Community Improvement District; establishing the Hillcrest Community Improvement District generally located northwest of the intersection of 83rd Street and Hillcrest Road in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Discussion

This ordinance would approve the petition to establish the Hillcrest CID for a 27-year term, unless extended. This CID would not overlap with any other CID. The proposed District is composed of five (5) parcels of land containing approximately 155.954 acres.

The District will have the authority to impose a 1% sales tax, which according to the petition, will be used for roof exterior repairs, irrigation remediation and landscaping, exterior construction, among other projects.

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

Fiscal Impact

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

1000-642044 CID Support

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

210565, 240024, 240979 - City CID policies

Service Level Impacts

This ordinance will have no impact on existing service levels.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No change.
2. How have those groups been engaged and involved in the development of this ordinance?
N/A

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

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:
Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



Legislation Text

File #: 251019

ORDINANCE NO. 251019

Sponsor: Councilmember Kevin O'Neill

Rezoning an area of about 107 acres generally located on the southwest corner of Northwest 100th Street and North Platte Purchase Drive from Districts R-7.5, B3-3 and MPD to District MPD and approving a development plan that also serves as a preliminary plat to allow for a residential development. (CD-CPC-2025-00129)

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-1517, rezoning an area of about 107 acres generally located on the southwest corner of Northwest 100th Street and North Platte Purchase Drive from R-7.5 (Residential 7.5), B3-3 (Commercial B3-3) and MPD (Master Planned Development) to MPD (Master Planned Development), said section to read as follows:

Section 88-20A-1517. That an area legally described as:

A tract in the Southeast Quarter of Section 33, Township 52 North, Range 33 West, in Kansas City, Platte County, Missouri, being more particularly described as follows, surveyed and described on December 18, 2024, by John B. Young, PLS-2006016647:

Beginning at the Northeast corner of said Southeast Quarter; Thence South 00°44'40" West along the East line of said Southeast Quarter, 1902.96 feet; Thence North 88°28'57" West, 682.01 feet; Thence North 80°13'18" West, 345.68 feet; Thence North 30°22'23" West, 60.71 feet; Thence South 89°55'47" West, 1035.34 feet; Thence North 00°02'08" West, 28.05 feet; Thence North 45°02'08" West, 257.39 feet; Thence South 89°57'52" West, 368.59 feet to the West line of said Southeast Quarter; Thence North 00°31'18" East along said West line, 1553.96 feet to the Northwest corner of said Southeast Quarter; Thence North 89°45'19" East along the North line of said Southeast Quarter, 2649.79 feet to the Point of Beginning. Contains 4,691,261 square feet or 107.70 acres more or less.

is hereby rezoned from and R-7.5 (Residential 7.5), B3-3 (Commercial B3-3) as MPD (Master Planned Development) to MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1517, which is attached hereto and made a part hereof, and which is

hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to issuance of the building permit for each phase of development per the approved phasing plan. All photometric lighting plans, building elevations and materials, bicycle parking location, and landscape details will be reviewed with each MPD final plan.
3. All parking and driveway/attached garage configuration shall be reviewed in more detail at the time of MPD final plan.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The developer shall submit supporting documentation for the TIF funding plans for the public water mains to Water Services prior to submitting any public improvement applications or approval of any final plat, whichever occurs first.
6. Prior to submittal of a final plat for the initial phase of the development, the developer must submit a street name plan for the entire development and obtain approval from the Street Name Committee. Any subsequent amendments to the approved plan may, at the discretion of the Director of City Planning and Development, require submission and approval of a revised street name plan.
7. That, prior to recording of a final plat, the developer shall secure approval of an MPD final plan from the City Plan Commission for each private open space tract. This may be combined with any MPD final plans for residential buildings.
8. Prior to recording the final plat the developer shall upload and secure approval of a street tree planting plan from the City Forester.
9. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

10. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
11. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC- 2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
12. Multi-family residential developments greater than 100 dwelling units shall have at least two means of fire apparatus access (IFC-2018: § D106.1) if fully protected by an automatic fire sprinklers the project may have up to 200 dwelling units.
13. Developer shall provide fire lane signage on fire access drives.
14. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri. (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).
15. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
16. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1
17. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
18. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1).
19. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
20. One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018: § D107.1)
21. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
22. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)

23. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)
24. A lighting plan shall be submitted for review per city ordinance 88-430-06-A prior to approval of final plan. The Illumination Engineering Society (IES) minimum standards for a parking lot would be an average maintained foot-candle (fc) of 3fc with an average to minimum ratio of 4:1 (G-1-22, Sec. 8.7). The front doorways should be receiving a minimum foot-candle of .8fc with an average to minimum ratio of 4:1 (G-1-22, Sec. 8.14).
25. The developer shall confirm addressing location/material on proposed structures by explaining/labeling it on plan elevations prior to approval of final plan.
26. The developer shall provide a final landscape plan to verify the maximum height of plantings in close proximity to lighting elements prior to approval of final MPD plan. The mature height of these planting shall not impact or lessen the foot-candles shown on the approved photometric plan.
27. Line Creek Parkway and N.W. 100th Street (future Tiffany Springs Parkway) are classified as intersecting parkways, creating a development node; therefore, any new developments, façade changes, or additions as listed in the applicability section of 88-232-01-A, shall comply with the parkway and boulevard standards or obtain a variance from the Board of Zoning Adjustments prior to obtaining a building permit.
28. 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.
29. 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 of occupancy permits.

30. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park, the developer 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.
31. The developer shall submit plans to Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks and Recreation Department standards.
32. All residential dwelling units fronting along either Tiffany Springs Parkway and Line Creek Parkway shall provide a pedestrian access to the fronts of their buildings.
33. Trails located within Tract A shall be a minimum width of 7', constructed of concrete, and meet the construction standards of the Parks and Recreation Department.
34. The trail located within Tract A shall be constructed at the time of development for Phase 3. Connections to Line Creek Parkway and Platte Purchase Drive will be made at the time of construction of those streets.
35. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
36. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
37. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.

38. The developer shall construct temporary off-site cul-de-sacs and grant a City approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
39. The developer shall dedicate additional right of way and provide easements for N.W. 100th Street, N. Platte Purchase Drive and Line Creek Parkway as required by the adopted Major Street Plan and/or Chapter 88 so as to provide a minimum of 75 feet, 50 feet and 75 feet of right of way respectively, as measured from the centerline along those areas being platted.
40. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
41. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
42. Proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from the Land Development Division for construction. Requests for on-street parking require review by Public Works staff during the plan review process.
43. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances as required by the Land Development Division.
44. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
45. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, streetlights, and sidewalks.
46. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

47. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
48. No water service tap permits will be issued until the public water main is released for taps.
49. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
50. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
51. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.
52. The developer shall obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
53. The developer shall submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
54. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
55. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and

determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

56. The developer must grant a BMP and/or surface drainage easement to the City as required by KC Water prior to recording the plat or issuance of any building permits.
57. The developer shall submit covenants, conditions and restrictions to KC Water for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
58. The developer shall submit a final stream buffer plan to KC Water for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
59. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and KC Water prior to issuance of any stream buffer permits.
60. The developer shall provide covenants to maintain private storm sewer mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
61. The developer shall provide covenants to maintain private sanitary sewer mains acceptable to KC Water for any private sanitary sewer mains prior to the issuance of any building permits.
62. The developer shall provide covenants to maintain private water mains acceptable to KC Water for any private water mains prior to the issuance of any building permits.
63. Utilities will be required to be bonded or in place, or entered into a secured deferral agreement with Water Services prior to recording a Final Plat.

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

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251019

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Sponsor: Councilmember Kevin O'Neill

Rezoning an area of about 107 acres generally located on the southwest corner of Northwest 100th Street and North Platte Purchase Drive from Districts R-7.5, B3-3 and MPD to District MPD and approving a development plan that also serves as a preliminary plat to allow for a residential development. (CD-CPC-2025-00129)

Discussion

The proposed MPD (Master Planned Development) is for a phased, mixed residential building type development on about 107 acres totaling 676 units. The plan shows four phases, which are described below.

Phase 1: Located the northwest corner of the site and includes buildings and infrastructure for Lots 2 and 3. The phase will construct part of 99th Street as a public road, extend utilities, and provide private drives for access and utilities to all buildings. There will be a mix of duplex, rowhouses and townhouses. All units will have attached garages.

Phase 2: Located in the northeast corner of the site and includes buildings and infrastructure for Lot 4. The phase will construct the remainder of 99th Street to N Platte Purchase Drive and extend public utilities. All internal drives will be private with private utilities. There will be a variety of cottage-style buildings with no garages. Surface parking will be provided totaling 497 spaces.

Phase 3: Located towards the center of the site on the north and south sides of proposed 99th Street and includes buildings and infrastructure for Lots 2 and 3. All internal drives will be private with private utilities. This phase will include the same duplex, rowhouse, and townhouse building types as Phase 1.

Phases 4 & 5: Located in the southwestern portion of the site on the south side of proposed 99th Street and includes buildings and infrastructure for Lot 1. All internal

drives will be private with private utilities. This phase will include the same duplex, rowhouse, and townhouse building types as Phase 1.

The proposed development includes five tracts containing stormwater management facilities and area for parkland/open space dedication. One unique element of this site is the Development Node at the intersection of the future segment of Line Creek Parkway and NW 100th Street, which is where two parkways intersect. The standards for a Development Node follow the Boulevard standards rather than the Parkway standards, even though both streets are established Parkways.

The City Plan Commission recommend approval subject to corrections and conditions. The applicant does not wish to comply with revising the plans to address the outstanding corrections, thus having a Council sponsor to expedite the approval process rather than asking for the Council to grant waivers.

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 physical development by a private developer. The applicant has indicated TIF funds from the KCI Corridor TIF will be used "by others" to construct improvements on NW 100th St and N Platte Purchase Dr.
3. How does the legislation affect the current fiscal year?
Not applicable.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
This ordinance authorizes development that includes construction of infrastructure to be dedicated and maintained by the City.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
The development authorized by this ordinance may generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No
2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed.

☐ Yes ☒ No

Additional Discussion (if needed)

This legislation does not have any fiscal impact.

Citywide Business Plan (CWBP) Impact

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

Prior Legislation

None

Service Level Impacts

There is disagreement between the applicant and Water Services Department about construction perimeter water mains on N Platte Purchase Dr and NW 100th St per the Water Rules and Regulations. The lack of infrastructure constructed with approving the ordinance as-is could have negative impacts for future development along this corridor.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No health impacts were evaluated with this ordinance.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement process required by section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
This ordinance will allow development of new housing units to add density to the Northland.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 676
Number of Affordable Units 0

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

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

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

No(Press tab after selecting)

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

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



File #: 251041

ORDINANCE NO. 251041

Sponsor: Councilmember Melissa Robinson

Authorizing the City Manager to execute the Fourth Amendment to the Community Investment Agreement with Community Builders of Kansas City (“Community Builders”); authorizing the City Manager to execute a Second Amendment to the Escrow Agreement with Community Builders and Preferred Title of Saint Joseph, LLC; and modifying the requirements of Code Section 74-12 as it applies to the Fourth Amendment to the Community Investment Agreement and Second Amendment to the Escrow Agreement. ***Held until 12.16.25***

WHEREAS, Ordinance No. 230977 authorized the City Manager to enter into the Community Investment Agreement for the Offices at Overlook Redevelopment Project (the “Project”) with Community Builders of Kansas City, and other documents necessary for the City to provide an amount up to \$1,600,000.00 to be held in escrow and used if necessary to prevent any shortfalls for the Project; and

WHEREAS, the City and Community Builders, entered into the Community Investment Agreement on March 26, 2024, and a subsequent Escrow Agreement with Community Builders and Preferred Title of Saint Joseph, dated January 31, 2025; and

WHEREAS, the Community Investment Agreement has since been amended three times and the Escrow Agreement has been amended once; and

WHEREAS, Community Builders has been working to secure final financing for the Project, the process for which has been delayed due to the particular challenges associated with development on the East Side; and

WHEREAS, during that delay, Community Builders has continued pursuing completion of the Project, which is now largely complete, excluding the sewer relocation work on the site; and

WHEREAS, City Council deems it appropriate to modify certain terms in the Community Investment Agreement in light of the significant progress made towards completion and the desire to encourage the overall development to proceed; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is Authorized to enter into the Fourth Amendment to the Community Investment Agreement with Community Builders. A Copy of the Fourth Amendment to the Community Investment Agreement is attached hereto in substantial form and on file in the City Clerk's Office.

Section 2. That the City Manager is Authorized to enter into the Second Amendment to the Escrow Agreement with Community Builders and Preferred Title of Saint Josheph, LLC A Copy of the Second Amendment to the Escrow Agreement is attached hereto in substantial form and on file in the City Clerk's Office.

Section 3. That because the Office at Overlook Project is largely complete at this time, the City Council determines that the requirements of Code § 74-12 are not properly applied to this Community Investment Agreement and Escrow Agreement at this time, and the requirements of Code § 74-12 are waived as to the Fourth Amendment to the Community Investment Agreement and Second Amendment to the Escrow Agreement.

..end

Approved as to form:

Emalea Kohler
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251041

Submitted Department/Preparer: City Manager's Office

Revised 6/10/24

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

Executive Summary

Authorizing the City Manager to execute the Fourth Amendment to the Community Investment Agreement with Community Builders of Kansas City ("Community Builders"); authorizing the City Manager to execute a Second Amendment to the Escrow Agreement with Community Builders and Preferred Title of Saint Joseph, LLC; and modifying the requirements of Code Section 74-12 as it applies to the Fourth Amendment to the Community Investment Agreement and Second Amendment to the Escrow Agreement.

Discussion

Ordinance No. 230977 authorized the City Manager to enter into the Community Investment Agreement for the Offices at Overlook Redevelopment Project (the "Project") with Community Builders of Kansas City, and other documents necessary for the City to provide an amount up to \$1,600,000.00 to be held in escrow and used if necessary to prevent any shortfalls for the Project. The City and Community Builders, entered into the Community Investment Agreement on March 26, 2024, and a subsequent Escrow Agreement with Community Builders and Preferred Title of Saint Joseph, dated January 31, 2025. The Community Investment Agreement has since been amended three times and the Escrow Agreement has been amended once. Community Builders has been working to secure final financing for the Project, the process for which has been delayed due to the particular challenges associated with development on the East Side. During that delay, Community Builders has continued pursuing completion of the Project, which is now largely complete, excluding the sewer relocation work on the site. City Council deems it appropriate to modify certain terms in the Community Investment Agreement in light of the significant progress made towards completion and the desire to encourage the overall development to proceed.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?
To be held in escrow
3. How does the legislation affect the current fiscal year?
No direct fiscal impact.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
None anticipated beyond existing escrow commitment
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No direct revenue generation

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

No account string involved to verify.

Funds were previously authorized under Ordinance No. 230977.

Funding to be held in escrow and used if necessary to prevent any shortfalls for the Project

Citywide Business Plan (CWB) Impact

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

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

Prior Legislation

None

Service Level Impacts

None anticipated.

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 - This is a policy resolution only; no direct sustainability action.
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)

Contractor Utilization Plan Approval Form

Prepared by: Delois Moore

e-Builder users: Approval Form must be completed and attached in PDF format where indicated. CUP/LOIs must be attached where indicated, or as supporting documents.

Date: 11/7/25

Contract/Project Number: 1769/81000710	Project Name: Westside Sludge Screening
Developer/Prime: Goodwin Brothers Construction Co	Contact Name: Doug Wachsnicht
Address: 4885 Baumgartner Road, St. Louis, MO 63129	Email: dougw@goodwinbros.com

Full Contract Value: \$ 23,800,000.00

Funding: ☒ City ☐ State ☐ Federal ☐ CO-OP ☐ Grant: ☐ Other:
 Project Requirements: ☒ M/WBE ☐ DBE ☐ Section 3 ☐ N/A
 Tax Incentive: ☐ LCRA ☐ TIF ☐ PIEA ☐ N/A ☐ Other:
 Prevailing Wage: ☒ Yes ☐ No
 Davis-Bacon: ☐ Yes ☐ No

Construction Employment Program: ☒ Yes: Workforce goals are 10% Minority & 2% Women. There are over 800 Workforce hours and project cost is \$300,000 or more.
☐ NO: Workforce hours are less than 800 and project cost is less than \$300,000.

Contract Goals:	Contractor Utilization Plan Achievement:
Self-Perform: ____%	Self-Perform: ____%
MBE: <u>14</u> %	MBE: <u>15.99</u> %
WBE: <u>14</u> %	WBE: <u>14.39</u> %
Non-certified firms: ____%	Non-certified firms: ____%

Contract Type (select one): ☒ Construction ☒ Design-Build ☐ Design Professional ☐ Professional Services
☐ General Services ☐ Facilities Maintenance/Repair/Renovation ☐ Concessions ☐ Co-operative
☐ Revenue Sharing ☐ Non-Municipal Agency ☐ Other Goods & Services ☐ Other _____

Project Manager: Raed Asfan
 Additional Information:

Email: raed.asfan@kcmo.org

This document is submitted with all available facts. Intentionally falsifying this document or omitting pertinent facts is grounds for disciplinary action pursuant to KCMO Human Resources Rules & Policy Manual (eff. August 4, 2014).

FOR CIVIL RIGHTS & EQUAL OPPORTUNITY DEPARTMENT (CREO) USE ONLY:			
The Contractor Utilization Plan is:			
<input checked="" type="checkbox"/> Approved		<input type="checkbox"/> Disapproved	
<u>16</u> % MBE	<u>14</u> % WBE	<u> </u> % DBE	
The Request for Good Faith Efforts Waiver is:			
<input type="checkbox"/> Approved		<input type="checkbox"/> Disapproved	
<input type="checkbox"/> Approved		<input type="checkbox"/> Not Applicable	
Appeal Sent to FICB or Incentive Agency? <input type="checkbox"/> Yes <input type="checkbox"/> FICB <input type="checkbox"/> Incentive Agency <input type="checkbox"/> No			

CREO Signature: Rebecca Amezquita-Hogan Date: 11/24/2025

Comments:

Approved at 16/14 - RAH
 design-build - one single phase.

