



**Agenda**

**Neighborhood Planning and Development Committee**

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

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**Tuesday, May 5, 2026**

**1:30 PM**

**26th Floor, Council Chamber**

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

**PUBLIC OBSERVANCE OF MEETINGS**

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

Any closed session may be held via teleconference.

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

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

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

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

**FIRST READINGS**

**Director of City Planning & Development**

[260367](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Cadence - Fifth Plat, an addition in Clay County, Missouri, on approximately 15 acres generally located at the southeast corner of Northwest 104th Street and North Liberty Street, creating 58 lots and 2 tracts for the purpose of a residential development; 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-2026-00004)

**Attachments:** [Docket Memo CLD-FnPlat-2026-00004 Cadence 5th Plat](#)

**Director of City Planning & Development**

[260376](#) Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-285, Westport Overlay District, and enacting in lieu thereof a new section of like number and subject matter for the purpose of amending allowed uses within the Westport Overlay District and creating standards for drive-through facilities. (CD-CPC-2026-00025)

**Attachments:** [Westport Overlay Docket Memo](#)

**Director of City Planning & Development**

[260377](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Heart of the City Area Plan to include a Neighborhood Plan for the South Round Top neighborhood. (CD-MISC-2026-00003)

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

**Bough**

[260378](#) Sponsor: Councilmember Andrea Bough

Amending Chapter 74, Code of Ordinances, Kansas City Redevelopment Ordinance, by repealing and replacing Section 74-302 to allow a community improvement district issuing special assessments to be used for blight removal or capital improvements to have a term up to 27 years.

**Attachments:** [No Docket Memo 260378](#)

**Lucas**

[260399](#) Sponsor: Mayor Quinton Lucas

Amending Chapter 56 of the Code of Ordinances by enacting a new Section 56-548 to create minimum standards for the securing and mothballing of vacant buildings to prevent deterioration, protect public safety, and reduce negative neighborhood impacts.

**Attachments:** [No Docket Memo 260399](#)

**Lucas**

[260400](#) Sponsor: Mayor Quinton Lucas

Amending Chapter 56 of the Code of Ordinances, Article V, Dangerous buildings or structures, by repealing and replacing Section 56-539, Permits, to require Historic Preservation Commission review for demolition of historic structures declared dangerous buildings, except in cases of emergency.

**Attachments:** [No Docket Memo 260400](#)

**Lucas**

[260401](#) Sponsor: Mayor Quinton Lucas

Amending Chapter 56, Code of Ordinances, by repealing Article VI, Registration of vacant properties and foreclosing properties, and enacting a new article of like number and subject matter, including a new Section 56-586, Semiannual fee for chronically vacant nuisance property to expand vacant property registration to unimproved vacant land, add required disclosure of plans or intent for vacant property, establish procedures for investigating and identifying properties with a residential structure or multiple dwelling units that have been vacant for at least six months and have had multiple housing code violations and assess a \$200.00 fee for each semiannual period in which the City has investigated and made this determination; establishing policy for disclosure of access permission by Kansas City Police Department and the Office of Unhoused Solutions Triage team; and directing the City Manager to implement a city-wide registration outreach campaign.

**Attachments:** [No Docket Memo 260401](#)

**Parks-Shaw**

[260408](#) Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Directing the City Manager to compile and maintain a publicly accessible listing of companies offering health and wellness discounts to Kansas City residents; establishing inclusion criteria; directing outreach; directing development and implementation of a community weight management program; and requiring periodic reports.

**Attachments:** [No Docket Memo 260408](#)

HELD IN COMMITTEE

**Director of City Planning & Development**

[250876](#) Sponsor: Director of City Planning and Development Department  
COMMITTEE SUBSTITUTE

Amending Chapter 88, the Zoning and Development Code, by repealing Subsection 88-445-06, Residential Signs, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing digital signs for Institutional and Office Uses in residential districts and adopting new standards for such signs. (CD-CPC-2025-00128)

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 250876

**Attachments:** [Docket Memo Digital Signs in Residential Districts Text](#)

**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.

**Attachments:** [No Docket Memo 250997](#)

**Parks-Shaw**

[260142](#) Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Directing the City Manager to submit a response to the Missouri Department of Revenue's Request For Proposals for license office operations; and directing the City Manager to develop a yearly funding plan in an amount not to exceed \$750,000.00 for operational costs and report back to City Council in 30 days.

**Attachments:** [Docket Memo Ord 260142](#)

**Director of City Planning & Development**

[260352](#) Sponsor: Director of City Planning and Development Department

Vacating approximately 35,000 square feet of right-of-way in District M1-5 generally located on North Olive Street between Rochester Avenue and Nicholson Avenue; and directing the City Clerk to record certain documents.  
(CD-ROW-2025-00036)

**Attachments:** [Docket Memo CD-ROW-2025-00036 Olive Street Vacation](#)

## 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](mailto:public.testimony@kcmo.org). Comments received will be distributed to the committee and added to the public record by the clerk.

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

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

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

Adjournment



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**File #: 260367**

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ORDINANCE NO. 260367

Sponsor: Director of City Planning and Development Department

Approving the plat of Cadence – Fifth Plat, an addition in Clay County, Missouri, on approximately 15 acres generally located at the southeast corner of Northwest 104th Street and North Liberty Street, creating 58 lots and 2 tracts for the purpose of a residential development; 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-2026-00004)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

Section 3. That the 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 Clay County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on April 1, 2026.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260367

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

### Executive Summary

Approving the plat of Cadence - Fifth Plat, an addition in Clay County, Missouri, on approximately 15 acres generally located at the southeast corner of Northwest 104th Street and North Liberty Street, creating 58 lots and 2 tracts for the purpose of residential 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-2026-00004)

### Discussion

The request is to consider approval of a Final Plat in District R-7.5 on about 15 acres generally located at the southeast corner of Northwest 104th Street and North Liberty Street, allowing for the creation of 58 lots and 2 tracts for the purposes of a residential development. This use was approved in Case No. 13662-CUP-1 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a 498-lot development in 12 phases. This Final Plat approves the construction of two streets from Northwest 104th Street, which will connect to each other and provide a connection to future development to the south.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

Staff 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)

There is no fiscal impact with this Ordinance.

## Citywide Business Plan (CWBP) Impact

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

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

- Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
- Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
- Increase and support local workforce development and small and locally owned businesses.
- Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- Implement an economic development and tourism strategy to attract major investment and visitors.
- 

### Prior Legislation

CD-AA-2022-00128 - Staff approved a minor amendment to Ordinance 061258, approving 498 lots on 195 acres generally located at the southeast corner of Northeast 108th and North Platte Purchase Drive, approved June 22, 2022.

### Service Level Impacts

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

### Staff Recommendation

City Planning & Development

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

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

City Plan Commission recommended Approval with Conditions

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing the 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)





**File #: 260376**

ORDINANCE NO. 260376

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-285, Westport Overlay District, and enacting in lieu thereof a new section of like number and subject matter for the purpose of amending allowed uses within the Westport Overlay District and creating standards for drive-through facilities. (CD-CPC-2026-00025)

WHEREAS, major amendments to overlay district regulations, including restrictions to allowed uses and changes to design regulation requirements, must be reviewed and approved in accordance with the procedures of 88-515; and

WHEREAS, an application to amend the uses and design regulations for the Westport Overlay District was filed by 706 Westport Road LLC, a landowner within the overlay district, and reviewed in accordance with 88-515; NOW, THEREFORE,

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

Section 1. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-285, Westport Overlay District, and enacting in lieu thereof a new section of like number and subject matter for the purpose of amending allowed uses within the Westport Overlay District and creating standards for drive-through facilities, said section to read as follows:

**88-285 - WESTPORT OVERLAY DISTRICT**

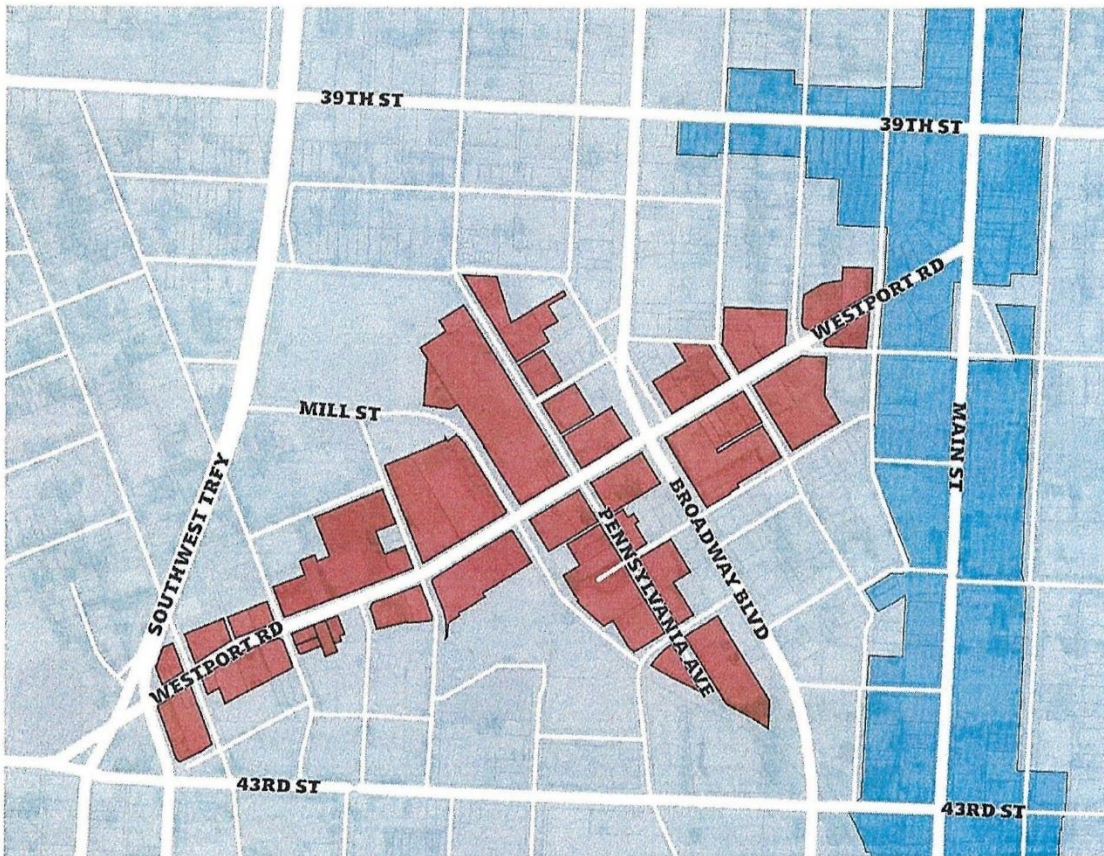
**88-285-01 INTRODUCTION**

The following regulations create development and site design standards that promote the recommendations outlined in the Westport District Master Plan. The Westport Overlay aims to provide a cohesive development pattern along Westport Road and Pennsylvania Avenue, the primary pedestrian-oriented corridors in the Westport district. This overlay generally extends along Westport Road from Southwest Trafficway to the boundary of the MCO district, and along Pennsylvania from 39th Street to 43rd Street (Figure 1). The intent of the overlay district is to:

1. Protect and encourage smaller-scale, fine grain development that reinforces that distinct character of Westport.
2. Promote incremental growth to allow the district to evolve, while ensuring that future development is compatible with the surrounding context.

3. Promote a mix of pedestrian-oriented uses that are compatible with the Westport Plan's vision and goals.
4. Strengthen the active, street-front development pattern to improve the public realm and enhance access to the district.
5. Enhance public spaces within Westport to further foster community and support businesses.
6. Manage the impact of parking facilities to enhance accessibility, while understating the prominence of lots and garages along the streetscape.
7. Celebrate the history of Westport by promoting walkable, human-scaled development patterns.
8. Promote high-quality development that enhances the shared value of Westport.

**Figure 1. Westport Overlay District Boundary**



**88-285-02 ALLOWED USES**

1. The standards of this article apply to all development in the Westport Overlay district. This document establishes the development standards that vary from the underlying base zoning for the properties in the Westport Overlay District. All provisions described below as regulatory in nature have the same force and effect as, but are variations from, the standards set forth in Chapter 88 of the Zoning and Development Code of Kansas City, Missouri.
2. If provisions of this overlay district are inconsistent with Chapter 88, the provisions of this overlay district shall apply.
3. If provisions of this overlay district are inconsistent with a Historic Overlay District, then the provisions of the Historic Overlay District shall apply.
4. Existing MPD and UR districts are exempt from the standards of this document. However, when new MPD or UR plans are adopted the standards of this document shall be met.
5. Buildings listed on the Kansas City and/or National Register of Historic Places, and following the Secretary of the Interior's Standards through the National Parks Service, shall be exempt from the Lot and Building Standards, Architectural Materials, Façade Articulation and Composition and Transparency standards of this overlay. A letter from the Historic Preservation Commission is required at the time of Application submittal to ensure the building meets Secretary of Interior standards.
6. Other than as set forth below, the underlying zoning and the regulations and standards included in the Zoning and Development Code, Chapter 88, prescribed for the areas rezoned to this overlay district shall remain unchanged and shall continue to apply.
  - a. **NEW DEVELOPMENT.**  
Full compliance with this article applies to all new buildings constructed within this district.
  - b. **ENLARGEMENTS AND EXPANSIONS.**  
Full compliance with this article applies only to the enlargement or expansion area. Enlargements or expansions must be reviewed and approved by the City Planning and Development Department in accordance with the required entitlement process.
  - c. **FAÇADE CHANGES.**  
Compliance with this article applies to façade changes to existing buildings.
  - d. **CHANGE OF USE OR OCCUPANCY.**  
Compliance with use standards apply whenever the use or occupancy of a property changes.

- e. **SIGNAGE.**  
Compliance with signage standards apply when a permit is required.

**88-285-02-A TABLE OF ALLOWED USES**

Use categories and general uses have been established for principal uses of land and buildings. Table 1 indicates permitted uses (■) subject to general district and building development standards, special uses (S) subject to the discretionary review process, prohibited uses (-), and additional use-specific standards, applicable to all underlying zoning districts in the overlay district.

<b>Table 1: Allowed Uses</b>		
	<b>All Underlying Districts</b>	<b>Additional Use Standards</b>
<b>Residential</b>		
Household Living		
» Detached houses	■	88-120-03-H.3
» In any other residential building type	■	88-323
» In mixed-use building	■	
Group Living	■	
<b>Civic/Institutional</b>		
Bicycle Sharing Facilities	■	88-322
Club, Lodge, or Fraternal Organization	■	
College/University	■	
Day Care		
» Home-based (1—5)	■	
» Family (up to 10)	■	
» Group (up to 20)	■	
» Center (21+)	■	
Detention and Correctional Facilities	-	
Halfway House	-	
Hospital	■	
Library/Museum/Cultural Exhibit	■	
Park/Recreation	■	
Religious Assembly	■	
Safety Service		
» Fire station	■	
» Police station	■	
» Ambulance service	■	
<b>Table 1: Allowed Uses</b>		
	<b>All Underlying Districts</b>	<b>Additional Use Standards</b>
School	■	

Utilities and Services (except as noted below)		
» Basic, minor	S	88-323
<b>Commercial</b>		
Adult Business	-	
» Adult media store	-	
» Adult motion picture theater	-	
» Sex shop	-	
Animal Service		
» Sales and grooming	■	88-315
» Shelter or boarding	■	88-315
» Stable	S	88-315
» Veterinary	■	88-315
Artist Work or Sales Space	■	
Building Maintenance Service	■	
Business Equipment Sales and Service	■	
Business Support Service (except as noted below)	■	
» Day labor employment agency	-	
Communications Services Establishments	■	
Drive-Through Facility	S	88-340, 88-285-05-F
Eating and Drinking Establishments (except as noted below)	■	
» Tavern or nightclub	■	
Entertainment Venues and Spectator Sports		
» Indoor small venue (1—149 capacity)	■	
» Indoor medium venue (150—499 capacity)	■	
» Indoor large venue (500+ capacity)	■	
» Outdoor (all sizes)	■	Section 5-B
Financial Services (except as noted below)	■	
» Pawn shop	-	
» Short-term loan establishment	-	
Food and Beverage Retail Sales	■	
Funeral and Interment Service		
» Cemetery/columbarium/mausoleum	■	88-345
» Cremating	■	88-345-02
» Undertaking	-	
Gasoline and Fuel Sales	-	
Lodging		
<b>Table 1: Allowed Uses</b>		
	<b>All Underlying Districts</b>	<b>Additional Use Standards</b>
» Bed and Breakfast	■	88-320

» Hotel/motel	■	88-323
» Recreational vehicle park	-	
Mobile Vendor Park	■	88-358
Office, Administrative, Professional or General	■	
Office, Medical	■	
» Blood/plasma center	-	
Parking, Accessory	■	88-323; 88-285-05-C
Parking, Non-accessory	■	88-323; 88-285-05-C
Personal Improvement Service	■	
Repair or Laundry Service, Consumer	■	
Research Service	■	
Retail Sales	■	
» Outdoor Retail Sales Class A	■	88-366-01
» Outdoor Retail Sales - Class B	■	88-366-02
Reuse of officially designated historic landmark (local or national) if proposed use is not permitted	■	
Sports and Recreation, Participant		
» Indoor	■	
» Outdoor	■	88-285-05-B
Vehicle Sales and Service		
» Car wash/cleaning service	-	
» Heavy equipment sales/rental	-	
» Light equipment sales/rental (indoor)	-	
» Light equipment sales/rental (outdoor)	-	
» Motor vehicle repair, limited	-	
» Motor vehicle repair, general	-	
» Vehicle storage/towing	-	
<b>INDUSTRIAL</b>		
Manufacturing, Production and Industrial Service		
» Artisan	■	88-318
» Limited	S	
» General	-	
» Intensive	-	
Mining/Quarrying	-	
Recycling Service		
» Limited	S	88-323
<b>Table 1: Allowed Uses</b>		
	<b>All Underlying Districts</b>	<b>Additional Use Standards</b>
» General	-	

Self-Storage Warehouse	-	
Warehousing, Wholesaling, Storage, Freight Movement	-	
» Indoor	-	
» Outdoor	-	
» Demolition debris landfill	-	
<b>AGRICULTURAL</b>		
Agriculture, Animal	■	*Chapter 14
Agriculture, Crop	■	88-312
Agriculture, Urban		
» Home Garden	■	88-312
» Community Garden	■	88-312
» Community Supported Agriculture (CSA)	■	88-312
<b>ACCESSORY SERVICES</b>		
Wireless Communication Facility		
» Freestanding	■	88-323; 88-385
» Co-located antenna	■	88-385

**88-285-03 LOT AND BUILDING STANDARDS**

**88-285-03-A GENERAL STANDARDS**

The following Lot and Building Standards apply to all new construction within the overlay district:

<b>Table 2: Lot and Building Standards</b>	
<i>Lot Size &amp; Height [4]</i>	
Maximum Lot Size	2 acres
<b>Maximum Height:</b>	
0—50 feet from the front lot line on both Pennsylvania Avenue and Westport Road	3 stories
50+ feet from front lot line on both Pennsylvania Avenue and Westport Road [3]	5 stories
For lots located on other streets:	5 stories
<i>Frontage and Setbacks</i>	
Minimum Building Frontage on Westport or Pennsylvania Avenue [1]	85%
Maximum Front Yard Setback [1]	0 feet
Maximum Interior Side Setback [1] [2]	Max setback: 10 feet
Maximum Street-Side Setback [1]	Max setback: 10 feet
Minimum Rear Yard Setback	0 feet
Abutting a non-residential district	0 feet
Abutting residential district	15 feet

Abutting an alley (any zoning district)	0 feet
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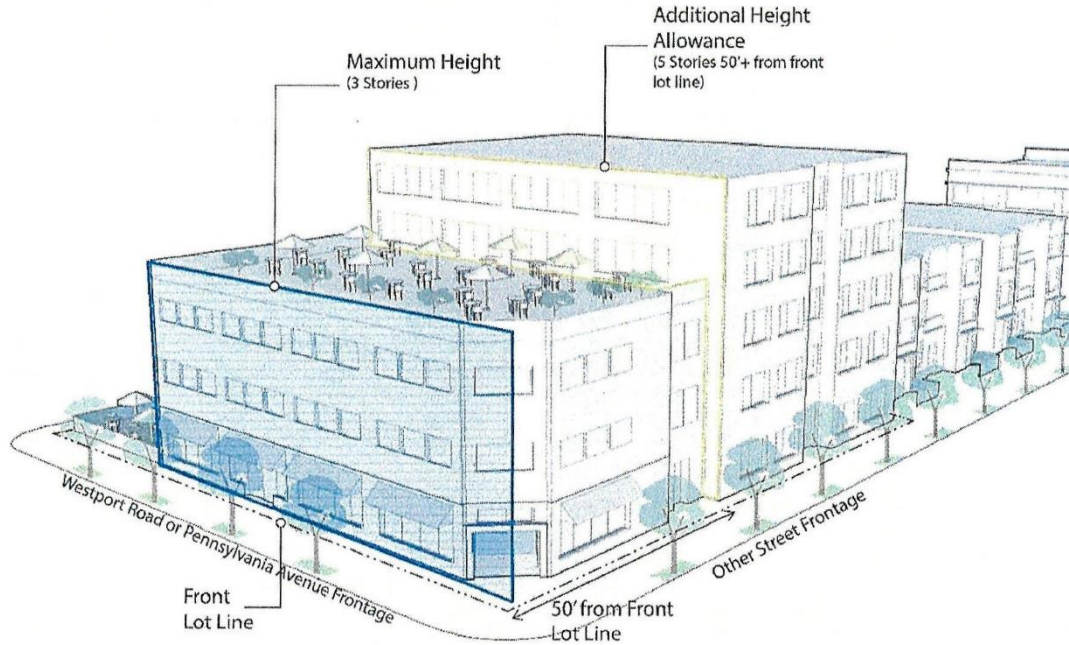
- [1] Minimum Building Frontage, Front and Side Yard Setbacks may be expanded to accommodate usable open space according to Section 88-285-05-B.
- [2] Non-street setbacks shall be as specified by the building code for each class of building.
- [3] Maximum building height may be altered according to Section 88-285-03-C.5.
- [4] For the purposes of this ordinance, height shall be measured from the highest elevation curb of the abutting street adjacent to the subject property.

**88-285-03-B FRONTAGE AND SETBACK EXCEPTIONS**

The following are exceptions to the frontage and setback limits in Table 2:

- 1. **ALL PROJECTIONS.**  
Any projections over public rights-of-way, or any similar area designed for pedestrian circulation, shall be at least 8 feet above the grade, and in no case within 5 feet of any curb for a street, through access drive or other area designed for vehicles. All projections shall receive approval from the appropriate entity prior to installation.
- 2. **ENTRY FEATURES.**  
Primary entry features such as porticos, stoops, or unenclosed porches may extend up to 6 feet into the required front setback. Entry features shall not encroach on any easement, encroachments must ensure a minimum of 10 feet of passable sidewalk width.
- 3. **USABLE OPEN SPACE FRONTAGE.**  
Usable open space along the lot frontage, including patios, courtyards, outdoor recreational areas, and outdoor entertainment venues, shall conform to the site design standards in Section 5-2.
- 4. **MECHANICAL EQUIPMENT.**  
Mechanical equipment shall be screened as required by Chapter 88 of the Zoning and Development Code.
- 5. **MULTIPLE BUILDINGS.**  
Multiple buildings are allowed on one lot. The buildings shall meet the development requirements found in Chapter 88 of the Zoning and Development Code and receive approval through the proper entitlement.

**Figure 2 - Maximum Height Allowances**



### 88-285-03-C HEIGHT EXCEPTIONS

The following are exceptions to the height limits in Table 2:

1. **GENERALLY.**

Building elements integral to the design and construction of the building, such as parapet walls, false mansards, or other design elements essential to a quality appearance of the building may extend up to 6 feet above the roof deck of a flat roof.

2. **ARCHITECTURAL FEATURES.**

Architectural features such as chimneys, ornamental towers or spires, and similar accessory features that are less than 20% of the building footprint may extend up to 50% above the actual building height.

3. **MECHANICAL EQUIPMENT.**

Functional and mechanical equipment such as elevator bulkheads, cooling towers, smokestacks, roof vents or other equipment may be built up to their necessary height in accordance with building codes. Roof mounted mechanical equipment shall be property screened as required by 88-425-07 of the Zoning and Development Code.

4. **ACCESSORY STRUCTURES.**

Accessory site structures such as flag poles, monuments, water towers, may have a height limit of 50 feet, but shall be setback a distance of at least  $\frac{1}{3}$  its height from the property line.

5. **PUBLIC PARKING ARRANGEMENT.**

The City may approve a height bonus of up to two additional stories with a

maximum height of 5 stories if at least 100 parking spaces or 20% of the parking spaces, whichever is greater is provided subject to an agreement between the Property Owner and the City. Parking is permitted by Special Use Permit subject to the provisions of Section 88-285-05-B of this Chapter.

**88-285-04 BUILDING COMPOSITION STANDARDS**

**88-285-04-A. MATERIALS**

**1. PRIMARY MATERIALS.**

Materials identified with a "PM" on Table 3 are Primary Materials and allowed on all stories of a structure.

**2. SECONDARY MATERIALS.**

Materials identified with a "SM" on Table 3 are Secondary Materials. Permitted secondary materials shall be used as accent material on the first story and shall not exceed 30% of the first story façade. Permitted secondary materials may be used on the second story and above of a structure or for the required building elements.

**3. PROHIBITED MATERIALS.**

Materials identified with an "-" on Table 3 are expressly prohibited.

**4. PRESERVATION OF MATERIALS.**

Preservation or restoration of original façade materials is desired in existing structures. Applied 'faux' façades or other not permitted non-original materials are not desired.

**5. DETERMINATION OF SIMILAR MATERIALS.**

When a specific material cannot be readily classified, the City Planning and Development Director is authorized to determine the most similar, thus most appropriate, material based on the following considerations:

- a. the appearance of the material;
- b. the durability of the material;
- c. the method of installing the material;
- d. the location of the material; and
- e. relevant information provided by the International Building Code.

**6. EXCEPTIONS TO MATERIAL LIMITATIONS FOR STOREFRONTS.**

Wood and metal may encompass more than 30% of a first-floor façade when used in a clearly articulated first-floor storefront system.

Table 3: Allowed Architectural Materials

Material	Front and Streetside	Side and Rear
----------	----------------------	---------------

Brick	PM	PM
Stone	PM	PM
Cast stone	PM	PM
Façade Glass [2]	SM	PM
Terra cotta	PM	PM
Tile	PM	PM
Concrete		
>> Cast-in-place concrete - smooth/no texture	-	SM
>> Cast-in-place concrete textured or altered	-	SM
>> Pre-cast concrete	-	SM
Stucco	SM	SM
Metal	SM	SM
Wood	SM	SM
Fiber cement		
>> Fiber cement panels	-	SM
>> Fiber cement clapboard siding	-	SM
Fiberglass replication	SM	SM
Concrete masonry unit	-	SM
Split faced block	-	SM
Glass block	-	SM
EIFS	-	SM
Electronic/Digital Façade Elements [1]	-	-

- [1] For the purposes of this ordinance, Electronic/Digital Façades are defined as an electronic/digitally illuminated façade surface exceeding 50% of any wall plane on a building, or 150 square feet, whichever is less.
- [2] For the purposes of this ordinance, first-floor and upper-floor windows complying with the transparency requirements of Table 4 are exempt from the maximum façade coverage area for secondary materials.

**88-285-04-B. MASSING AND FAÇADE COMPOSITION**

**1. GENERAL STANDARDS.**

Table 4 establishes design standards applying to the massing and façade composition of buildings fronting on Westport Road and/or Pennsylvania Avenue in this overlay.

Minimum First Story [1]	Upper Story Transparency	Upper Story Transparency	Wall Plane Limits	Blank Wall Limits
1 per 50'	60—90%	15—40%	80 linear feet; and 500 s.f. maximum	50 linear feet; and 500 s.f. maximum

[1] For corner buildings, any entrance feature located on the corner may count for the first-entry requirement for both sides. The second required entry feature may be located 75 feet from a corner entrance.

2. **COMPOSITION.**

Façade composition refers to the use of materials, fenestration and architectural details and ornamentation to add interest and uniqueness to buildings and activate or emphasize certain spaces around a building. In addition to the standards outlined in Table 4, the following must be met:

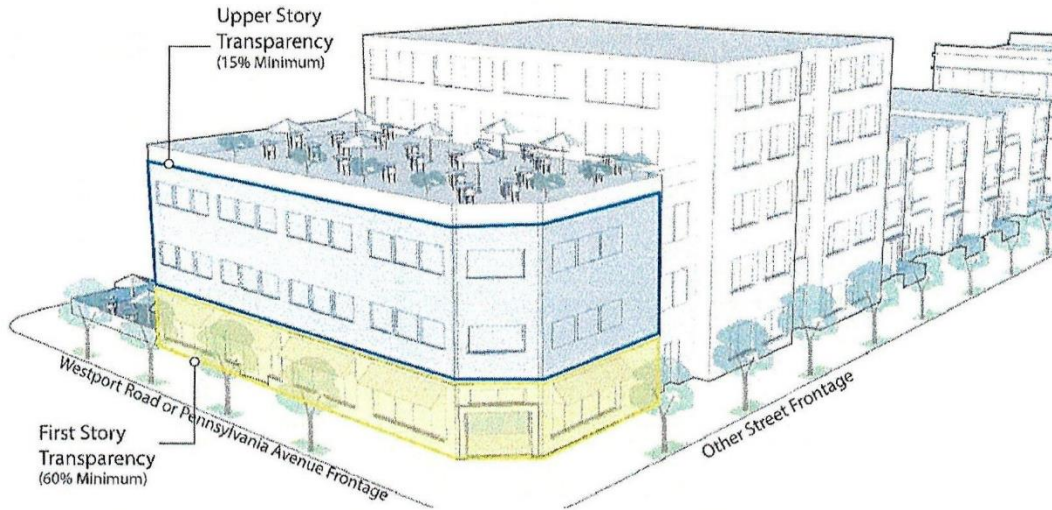
- a. Blank walls and wall planes shall be broken up clearly with elements that add architectural interest and variety, such as projections, recesses, offsets, windows, painted features, or blank window openings trimmed with frames, sills or lintels.
- b. Façade composition shall establish a base, body and top of building and shall distinguish different structural components with varying material and color.

3. **ENTRANCES.**

Entrances shall be clearly defined on all front façades with at least one of the following elements and be located at intervals specified in Table 4:

- a. A single-story architectural emphasis such as raised parapets or gables, canopies, porticos, overhangs, pediments, or arches;
- b. Transoms and/or display windows that frame and emphasize the entry;
- c. Architectural details such as tile work and moldings, columns, pilasters, or other similar material changes; OR
- d. Integral planters or wing walls associated with a recessed or projecting entry court or plaza that integrates more formal landscape and hardscape designs.

**Figure 3 – Transparency**



**4. TRANSPARENCY.**

Buildings shall have the percentage of openings specified in Table 4, based on the following:

- a. The transparent facade determined by Table 4 must be comprised of windows between 2 feet and 10 feet above the sidewalk or transparent doors that allow clear views of indoor space or product display areas.
- b. On corner lots, 60% first-floor transparency is required where building façades abut Westport Road.
- c. Façades fronting parkways and boulevards shall comply with the standards set forth in 88-323 "Boulevard and Parkway Standards."
- d. First-floor uses that are solely for residential purposes may reduce their transparency to 40%.
- e. Display windows that do not provide views into the interior of the building may be counted towards satisfying up to 50 percent of the minimum ground-level transparency requirements, provided that they are internally illuminated and are at least 3 feet in depth.
- f. No existing building shall be altered in such a way that reduces transparency below the required or existing amount.
- g. Illumination of windows, display windows, and primary entrances shall not have any effects of movement, flashing, scintillation, rolling, dissolving, fading or similar effects and shall be in compliance with Section 88-430 of the Zoning and Development Code.

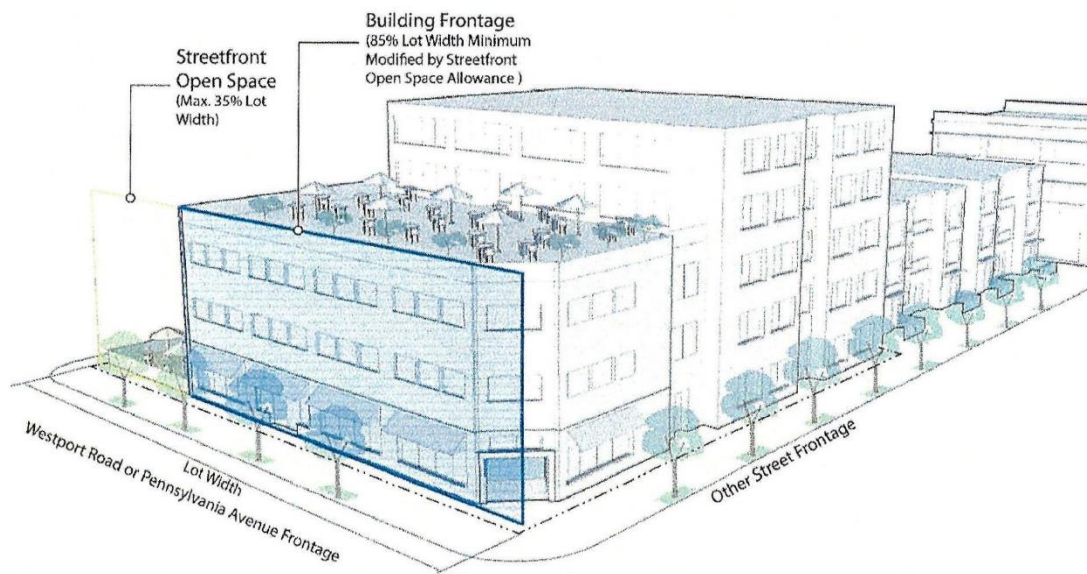
**88-285-05 SITE DESIGN STANDARDS**

### 88-285-05-A. BUILDING ACCESS

Primary entrances shall comply with the following standards:

1. **DIRECT ACCESS REQUIRED.**  
Primary entrances shall provide direct public access from the adjacent rights-of-way in compliance with the Pedestrian Standards as stated in 88-450 of the Zoning and Development Code.
2. **CORNER LOTS.**  
On corner lots, corner entrances are encouraged.

**Figure 4 - Minimum Building Frontage and Usable Open Space**



Buildings fronting Westport Road or Pennsylvania Avenue are required to occupy at least 85% of the lot's width, unless usable open space complying with Section 88-285-05-B is included. Usable open space may occupy up to 35% of the lot's width.

### 88-285-05-B. USABLE OPEN SPACES

Building frontage and setbacks in Table 2 may be modified to accommodate usable open space, including patios, courtyards, outdoor recreational areas, and Outdoor entertainment venues. Usable open spaces shall conform to the following standards:

1. **LOCATION.**  
Open space must directly abut the streetscape.
2. **FRONTAGE EXTENT ALLOWANCE.**  
Open space shall not exceed 35% of the total lot frontage along Westport Road and/or Pennsylvania Avenue.
3. **SIZE.**  
Open space shall be at least 15 feet in all directions. Open space shall not exceed

20,000 square feet.

4. **ALLOWED USES.**

Open space may be used for dining, gathering, recreation, or similar uses. Open space shall not be used for outdoor storage. Outdoor uses shall be accessory to the principal use.

5. **ENCLOSURE.**

Open space may be enclosed with a permanent rail or wall constructed of metal, masonry, or wood, not exceeding 36 inches in height. Enclosed usable open spaces may include an entry along the perimeter to accommodate public access of at least 36 inches wide.

6. **ACTIVATION.**

Usable open space shall be designed as active social space. For the purposes of this ordinance, "Usable Open Space" shall not be interpreted as vehicular use areas such as parking or loading facilities, landscape areas, or stairways. At a minimum, open space shall be designed to include two of the following elements:

- a. Movable furniture;
- b. Interactive art installation;
- c. Planters with seasonal or ornamental plantings;
- d. Water element such as a fountain;
- e. Shade elements.

**88-285-05-C. VEHICLE PARKING FACILITIES**

Uses in the Westport Overlay are exempt from the parking standards of Section 88-420-06 of the Zoning and Development Code of Kansas City, Missouri. Where the expansion or addition of parking is allowed through special use permit, the following standards apply:

1. **UNDERSTATED PARKING REQUIRED.**

Parking facilities shall not directly abut Westport Road or Pennsylvania Avenue. Any off-street parking provided must be located behind, within, or under the building, unless determined otherwise by the Planning Director.

2. **PARKING GARAGES.**

Where permitted, tenant spaces shall be included on the ground level of parking garage façades fronting on Westport Road or Pennsylvania Avenue.

3. **ACCESS AND CIRCULATION.**

Access shall be taken from alternative streets or alleys where available. Permitted parking facilities shall not be accessed from Westport Road or Pennsylvania Avenue, except where determined otherwise by the Planning Director.

4. **PARKING MAXIMUMS.**

Where approved through special use permit, no use shall provide more than 20% of minimum required parking in Section 88-420-04 of the Zoning and Development Code. In addition, any parking permitted over 20% shall require mitigating potential impacts of more parking through one or more of the following strategies:

- a. Provide shared parking for other uses on the block or adjacent blocks.
- b. Design all parking areas over the minimum as dual-purpose space, such as plazas, playgrounds, event areas for regular use of the space during nonpeak times.
- c. Use alternative surface areas designed to infiltrate stormwater.
- d. Provide additional buffers and site open spaces to screen parking and provide more active usable outdoor spaces for people in relation to the streetscape, of at least a 10% increase in the open space or buffers and at least a 25% increase in the amount of landscape material required for the parking.

**88-285-05-D. BICYCLE PARKING FACILITIES**

Short-term and long-term bicycle parking is required according to Section 88-420-09 of the Zoning and Development Code of Kansas City, Missouri.

**88-285-05-E. SCREENING, FENCING AND WALLS**

1. **MECHANICAL/UTILITY EQUIPMENT.**

In addition to Section 88-425-08 of the Zoning and Development Code of Kansas City, Missouri) the following standards must be met:

- a. Dumpsters and ground level mechanical/utility equipment must be located in the rear yard or can be located in the side yard if setback 10 feet from Westport Road or Pennsylvania Avenue.
- b. Dumpsters shall not be visible from the public right-of-way.
- c. Access for dumpsters and mechanical/utility equipment may be shared with any access for required parking.

2. **FENCING AND WALLS.**

Fencing and walls within the overlay district shall comply with the following standards:

- a. No fence over 72 inches shall be erected on any lot.
- b. Per the Boulevard and Parkway Standards in Section 88-323, fencing on a boulevard must be of steel, iron, concrete, stone, or brick.

- c. Barbed-wire, razor wire, metal sheeting, wood picket, stockade, chain link fencing, or similar materials are prohibited fencing materials in the Overlay District.
- d. Within 20 feet of the Westport Road or Pennsylvania Avenue right-of-way lines:
  - i. Fencing shall meet or exceed 80 percent transparency.
  - ii. The finished side of the fence or wall shall face the adjacent property or the street.
  - iii. Fences used to enclose a vehicular use area shall be at minimum 36 inches in height, made of decorative wrought iron or other metal picket, and located within the required perimeter landscape buffer.
  - iv. Freestanding walls shall not exceed 36 inches in height. Fencing or a combination of fencing and a freestanding wall shall not exceed 72 inches in height.
  - v. Retaining walls adjacent to Westport Road or Pennsylvania Avenue shall not exceed 48 inches in height.
  - vi. Freestanding and retaining walls shall be constructed of brick, pre-cast concrete, cast-in-place concrete-textured, stone or cast stone.

**88-285-05-F. DRIVE-THROUGH FACILITIES**

Drive-through facilities are permitted subject to an approved Special Use Permit. Drive-through facilities shall meet the applicable standards of 88-340 and the following standards:

- 1. Drive-through facilities shall be utilized solely for customer pick-up of goods and shall not provide for on-site ordering.
- 2. Drive-through facilities shall be permitted only where vehicular traffic enters from Westport Road and exits onto a public street other than Westport Road. No drive-through facility shall be permitted to both enter from and exit onto the same street.
- 3. There shall be no more than one (1) drive-through lane and no more than one (1) drive-through service window on any lot.
- 4. Service windows shall not face a public right-of-way. Service windows shall be a minimum of 25 feet behind the front façade (nearest the public right-of-way) of the principal building.
- 5. There shall be no audio speakers or ordering devices and no menu board signs.
- 6. The principal pedestrian access to any building on the lot shall not cross the

drive- through lane.

7. Drive-through facilities shall not create new curb cuts off Westport Road.
8. All Special Use Permits for drive-through facilities shall specify the approved hours of operation during which such drive-through facility may be in operation.
9. All Special Use Permits for drive-through facilities shall be valid for a period not to exceed five (5) years from issuance.

**88-285-06 SIGNS**

**88-285-06-A. SIGN TYPES & ALLOWANCES**

All signage must receive approval of a sign permit, and shall comply with the following standards:

Table 5: Sign Types and Allowances		
Sign Type [1]	Number	Size
Wall Signs area	1 sign per tenant with exterior entrance (multi-tenant building) otherwise 3 signs per façade maximum	35% of façade maximum
Awning or Canopy Signs	As allowed by Code	30 s.f. maximum
Marquee Signs	1 per tenant	24 s.f. per face
Projecting Signs	1 per tenant [2]	30 s.f. maximum
Monument Signs	Prohibited, unless compliant with Section 88-285-06-B	
[1]	All signs located on ground level shall be indirectly or halo lit. Signs on the second story and above may be internally lit, indirectly or halo lit. Sign lighting shall not exceed 1-foot candle onto the public rights-of-way as measured from the property line.	
[2]	Multi-tenant buildings may combine projecting sign allowances into a single, multitenant sign. Multi-tenant projecting signs may not exceed the size maximum of 30 s.f.	

**88-285-06-B MONUMENT SIGNS**

1. Monument signs are prohibited, unless on a lot with a minimum of 100 feet of frontage and applies with at least one of the following criteria:
  - a. The lot is developed with an existing principal structure and is setback at least 30 feet from the property line adjacent to Westport Road;
  - b. The lot has an existing pole sign. The pole sign may be replaced with a monument sign;

- c. The sign is attached to or incorporated into a freestanding wall or retaining wall.
  - d. The site is an official local or national historic landmark or a contributing building within an official local or national historic district.
  - e. When attached to a wall or fence, Monument signs shall not project more than 3 inches from the face of the wall or fence.
2. When allowed, one monument sign is permitted per street frontage. When allowed Monument signs must meet the following standards:
- a. Shall not exceed 20 square feet in area and 4 feet in height.
  - b. Monument signs shall be set upon a solid base of material and constructed of primary materials matching the principal building.
  - c. Sign material shall consist of pin-mounted channel letters, die cut graphics, and/or engraved text.
  - d. The area surrounding the monument sign shall be landscaped.
  - e. Monument signs shall be setback in accordance with one of the following standards:
    - i. On interior lots, monument signs shall be set back a minimum of 5 feet from the property line.
    - ii. On corner lots, monument signs shall be set back a minimum of 10 feet from property line.
    - iii. When attached to a wall or fence, signs shall not extend above the top of the wall or fence.

**88-285-06-C. PROJECTING SIGNS**

Projecting signs shall comply with the standards as listed in Section 88-445-08-E of the Zoning and Development Code,

**88-285-06-D. WALL SIGNS**

Wall signs shall be permanently attached to the building and parallel to its surface, and shall comply with the following:

- 1. Wall signs shall be die cut and/or channel letter signs.
- 2. Signs located on the ground level of the building shall be pin-mounted.

3. Raceway-mounted channel letter signs are allowed on the second story and above. Raceways shall be painted or designed to match the material on which the sign is affixed.
4. Hand-painted wall signs are subject to administrative approval by the director of City Planning and Development. On the front or street-side façade of a building, hand-painted signs may not exceed 10 percent of the wall area and count as one wall sign per 88-285-06-A. Hand-painted signage located on a non-street side façade shall not exceed 50 percent of the façade area and shall be the only sign on that façade.

#### **88-285-06-E. INCIDENTAL SIGNS**

Incidental signs are permitted in the district, according to the standards of Chapter 88-445-08-G.

#### **88-285-06-F. ROOF SIGNS**

Supporting structure for a roof sign must comply with all applicable engineering and code requirements. Roof signs shall be die cut and/or channel letter signs. Supporting structures must consist of the fewest number of supporting members without embellishments. Roof signs are permitted on buildings if the top of the highest portion of the roof is at least 30 feet above grade. The maximum horizontal dimension of a roof sign may not exceed 50 percent of the width of the wall it most closely parallels or 20 feet, whichever is less. The maximum height of a roof sign and its supporting structure may not exceed 6 feet, measured from the elevation of top of the highest parapet to the top of the sign. Roof signs shall not be constructed of wood.

#### **88-285-06-G. HISTORICAL SIGNS**

Historical wall signs, hand-painted signs, neon signs, and projecting signs that advertise closed or off-site businesses may remain and shall not count toward any signage requirements if established more than 25 years from the date of application. Historical signs may be removed and reinstalled for restoration. Historical signs may be replicated if the new sign is the same size and material. Retention of historical signs must receive approval by the director of City Planning and Development. In no case shall a pylon sign be considered a historical sign.

#### **88-285-06-H. NEON AND ELECTRONIC SIGNAGE**

Animated neon signs may be permitted with administrative approval of the director of City Planning and Development. Electronics digital, and/or motorized signs, and outdoor advertising signs are prohibited within the district.

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

..end

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260376

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

### Executive Summary

A request to approve an amendment to the Westport Overlay District to allow Drive-Through Facilities with a Special Use Permit and adding standards for Drive-Through Facilities within the overlay on about 62 acres located along Westport Road starting at Southwest Trafficway to the boundary of the MCO district and along Pennsylvania Avenue from 39th Street to 43rd Street. (CD-CPC-2026-00025)

### Discussion

The applicant, a property owner within the overlay district, is requesting to amend the Westport Overlay District to allow Drive-Through Facilities with a Special Use Permit and adding standards for Drive-Through Facilities within the overlay. The Westport overlay was approved in 2023 and was intended to maintain the unique character of Westport. Three of the eight intents (found in the attached staff report) listed in the Overlay encourage maintaining the pedestrian oriented development. To achieve those intents, drive-through facilities were listed as a prohibited use within the district.

The proposed amendment required review for rezonings (amendments to overlays require processing in the same way as rezonings) and text amendments (as the standards for the overlay were codified). Staff does not believe the amendment meets the required criteria for the text amendment - it does not correct an error or inconsistency in the code, is not consistent with adopted plans or stated purpose of the Westport Overlay, and is not in the best interest in the City as a whole. It also does not meet the criteria for the rezoning - the property is suitably used and in current operation under the current zoning and overlay standards (without a drive-through), the property is not vacant due to zoning, and amending the overlay to include drive-through facilities will detrimentally affect nearby properties. A full review of the criteria can be reviewed in the attached staff report and in the "other impacts" section of this docket memo.

City Plan Commission heard the case on April 1, 2026 and heard public testimony in opposition to the amendment. The City Plan Commission and Staff recommended denial of the application.

Additional testimony submitted after the CPC meeting is attached a separate document to this ordinance request.

City Planning and Development Staff does not believe this ordinance meets any goals of the Citywide Business Plan, therefore that section will remain blank.

## 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 amending the allowed uses within the Westport Overlay District.
3. How does the legislation affect the current fiscal year?  
Not applicable, as this is a zoning ordinance amending the allowed uses within the Westport Overlay District.
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 amending the allowed uses within the Westport Overlay District.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable, as this is a zoning ordinance amending the allowed uses within the Westport Overlay District.

## Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### **Additional Discussion (if needed)**

There is no fiscal impact in this ordinance. City Planning and Development Staff does not believe this proposed amendment meets any goals of the Citywide Business Plan and is therefore not selecting objectives in the next section.

## **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, affordable housing, and improve resident wellbeing and cultural diversity.
  - Maintain and increase 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.
  - Promote healthy residents by ensuring basic sanitation and living needs are met.
  - Ensure all residents have safe, accessible, quality housing by reducing barriers.
  - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

## **Prior Legislation**

CD-CPC-2023-00062 – Approving the Westport Overlay District, the district created development and site design standards that promote the recommendations outlined in the Westport District Master Plan, with a focus on the pedestrian-oriented corridors in the Westport area (Ordinance No. 230498, approved June 15, 2023).

## **Service Level Impacts**

Not applicable, as this is a zoning ordinance amending the allowed uses within the Westport Overlay District.

## Staff Recommendation

City Planning and Development

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

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

City Planning and Development staff and the City Plan Commission recommend denial of this amendment to the Westport Overlay District.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This is a zoning ordinance amending the allowed uses within the Westport Overlay District. The Westport Overlay was created as a way to preserve the unique features of the area, one of which is the pedestrian oriented corridors along Westport Road and Pennsylvania Avenue. During the creation of the overlay Drive-throughs were listed as a prohibited use to preserve this specific feature of the Westport area.  
By changing the allowed uses to include drive-through facilities, there is an increased potential for:
  - More curb cuts on streets adjacent to Westport Road
  - Increased traffic on and off Westport road which may cause traffic disruption on an already busy road and may cause traffic to use drivethroughs to cut through the area
  - An increase in vehicle queuing which will increase noise, spillover light from headlights, and increased pollution, and
  - Create a precedent that drive-through facilities should be allowed in heavily populated areas that have been recommended for pedestrian-oriented development.
2. How have those groups been engaged and involved in the development of this ordinance?  
This is a zoning ordinance amending the allowed uses with the Westport Overlay District, this application type requires public engagement. The

applicant completed public engagement in compliance with the Zoning and Development Code.

3. How does this legislation contribute to a sustainable Kansas City?  
This application does not contribute to a sustainable Kansas City. This application was reviewed against the KC Spirit Playbook and has a low alignment. The KC Spirit Playbook encourages walkability and alternative transportation modes.

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)



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**File #: 260377**

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RESOLUTION NO. 260377

Sponsor: Director of City Planning and Development Department

**RESOLUTION** - Approving an amendment to the Heart of the City Area Plan to include a Neighborhood Plan for the South Round Top neighborhood. (CD-MISC-2026-00003)

WHEREAS, on April 21, 2011, the City Council by Resolution No. 110159 adopted the Heart of the City Area Plan; and

WHEREAS, it has been deemed appropriate to amend the Heart of the City Area Plan to include a neighborhood plan for the South Round Top neighborhood; and

WHEREAS, the City Plan Commission considered this amendment to the Heart of the City Area Plan on April 1, 2026; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on April 1, 2026, recommend approval of the South Round Top neighborhood plan as an amendment to the Heart of the City Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Heart of the City Area Plan is hereby amended to include the South Round Top Neighborhood Plan.

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

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

..end

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# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260377

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

### Executive Summary

RESOLUTION-A request to approve an amendment to the Heart of the City Area Plan to include the South Roundtop Neighborhood Plan (CD-MISC-2026-00003)

### Discussion

The goal of the neighborhood planning process and resulting plan is to provide city leaders, city departments, and neighborhood leaders with an actionable list of recommendations. These recommendations are focused on issues related to City services, like sidewalk maintenance and traffic calming infrastructure. The South Round Top neighborhood plan also goes into detail on three Special Focus Areas, which represent larger ongoing issues that require continued monitoring and discussion to address.

The South Round Top neighborhood is located about one mile southeast of downtown Kansas City. It is generally bounded by Indiana Ave on the west, E Linwood Blvd on the south, E 27th St on the north, and Jackson Ave/I-70 on the east. This area has experienced disinvestment from the private sector for many decades and has a high concentration of vacant lots.

On April 1, 2026, the City Plan Commission recommended approval of the South Round Top Neighborhood Plan as a addendum to the Heart of the City Area Plan.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
There is no direct fiscal impact as a result of this resolution

3. How does the legislation affect the current fiscal year?  
There is no direct fiscal impact as a result of this resolution
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 direct fiscal impact as a result of this resolution
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
There is no direct fiscal impact as a result of this resolution

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

There is no direct fiscal impact as a result of this resolution.

**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, affordable housing, and improve resident wellbeing and cultural diversity.
  - Maintain and increase 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.

- Promote healthy residents by ensuring basic sanitation and living needs are met.
- Ensure all residents have safe, accessible, quality housing by reducing barriers.
- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

## Prior Legislation

On April 21, 2011, the City Council by Resolution No. 110159 adopted the Heart of the City Area Plan

## Service Level Impacts

No service level impact

## Staff Recommendation

City Planning and Development

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

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

Staff and City Plan Commission recommend approval

## Other Impacts

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

This neighborhood plan represents City-led efforts to engage with residents in historically disinvested areas and provide resources to help revitalization efforts and foster long-term neighborhood health.

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)

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



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**File #: 260378**

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ORDINANCE NO. 260378

Sponsor: Councilmember Andrea Bough

Amending Chapter 74, Code of Ordinances, Kansas City Redevelopment Ordinance, by repealing and replacing Section 74-302 to allow a community improvement district issuing special assessments to be used for blight removal or capital improvements to have a term up to 27 years.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 74, Code of Ordinances, Kansas City Redevelopment Ordinance, is amended by repealing Section 74-302 and enacting in lieu thereof a new section of like number and subject matter, to read as follows:

**Sec. 74-302. Requirements to establish a CID.**

- (a) *Petition.* The petition shall:
- (1) Inform the property owners of the right to initiate a petition to terminate the proposed CID as provided by RSMo 67.1481.
  - (2) Provide that the city auditor shall have the right to examine or audit the records of the CID and shall require that the CID make such records available to the city auditor within ten days after a written request for the same is made.
  - (3) Estimate the revenue to be used for benefits to the public and describe such benefits.
- (b) *Term.* CIDs shall be limited to a term of 20 years. However, if the petition provides that special assessments or sales tax revenue will be used to repay debt issued to fund capital improvements, blight removal, or both, the term may be up to 27 years.
- (c) *Blight determination.* Any CID requesting a finding of blight or relying on a prior determination of blight for the purposes of exercising the additional powers under RSMo 67.1461.2 shall submit with its petition:

- (1) A blight study, outlining the blighting factors and conditions, which blight study shall have been completed no more than five years prior to the date upon which the petition is submitted to the city clerk, and which shall identify, to the extent reasonably deemed possible by the consultant doing the blight study, the owner(s) of the property at such time as the blighting factors and conditions might reasonably have been determined to first occur and remain unabated;
  - (2) Information on the maintenance of the property including, among other things, any capital maintenance outlays, during the five years preceding the submission of the petition;
  - (3) Either:
    - (i) Official documentation notarized by the county wherein the CID is proposed to be located, denoting the total assessed valuation of each parcel located within the proposed CID for each of the five immediately preceding tax years; or
    - (ii) Documentation denoting the total assessed valuation of each parcel located within the proposed CID for each of the five immediately preceding tax years, accompanied by:
      - a. A notarized affidavit attesting to the date and source of such documentation; and
      - b. Evidence demonstrating that reasonable efforts were made to obtain the official notarized documentation required under subsection (i), and that the county declined or failed to provide such notarization;
  - (4) A construction budget, with respect to any proposed physical improvements, that is structured to address and remediate the cited blighting factors and conditions identified in the submitted blight study. Such budget shall specify which expenditures are associated with exterior improvements, public improvements, or other improvements; and
  - (5) A time schedule clearly setting forth timelines for commencement and completion of remediation of cited blighting factors or conditions.
- (d) *City manager execution.* The city manager shall not execute any petition on behalf of the city as a property owner seeking to establish a CID unless authorized by the city council.
- (e) *Cooperative agreement.* Each CID shall enter into a cooperative agreement with the city that addresses, among other things, requirements of this article and state statute. If the CID is established as a political subdivision and takes title to any real property, whether by

purchase, gift, grant, bequest, devise or otherwise, the agreement shall address, or shall be amended to address, whether and to what extent the CID shall be required to make payments in lieu of taxes.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney

**No Docket  
Memo Provided  
for Ordinance  
No. 260378**



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**File #: 260399**

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ORDINANCE NO. 260399

Sponsor: Mayor Quinton Lucas

Amending Chapter 56 of the Code of Ordinances by enacting a new Section 56-548 to create minimum standards for the securing and mothballing of vacant buildings to prevent deterioration, protect public safety, and reduce negative neighborhood impacts.

WHEREAS, vacant and unsecured buildings pose significant risks to public safety, invite unauthorized entry, and contribute to the deterioration of surrounding neighborhoods; and

WHEREAS, early intervention through proper mothballing and securing of vacant structures can prevent minor deterioration from escalating into dangerous-building conditions requiring costly remediation or demolition; and

WHEREAS, the Kansas City Historic Preservation Commission (HKC) and Resolution No. 250912 support mandatory, city-wide vacant building preservation-based mothballing standards as an upstream intervention to prevent dangerous-building scenarios; and

WHEREAS, mothballing measures should function as temporary stabilization tools, not as substitutes for maintenance, rehabilitation, or good-faith sale, with clear standards to protect the structural integrity and character-defining features of affected buildings; and

WHEREAS, standardizing the board-up process, including adherence to National Fire Protection Association (NFPA) standards for marking vacant structures, enhances the safety of emergency responders; and

WHEREAS, a mechanism for cost recovery through property liens, paired with a lien waiver process that preserves pathways for rehabilitation and redevelopment, is necessary to ensure these requirements are both enforceable and equitable; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF KANSAS CITY:

Section 1. That Chapter 56, Article V of the Code of Ordinances is hereby amended by adding a new Section 56-548 to read as follows:

**Sec. 56-548. Mothballing and Securing of Vacant Buildings.**

- (a) *Applicability.* This section shall apply to any building or structure that has been vacant for a period of ninety (90) consecutive days or more. For purposes of this section, vacant is defined as lacking habitual presence of human beings who have a legal right to be on the property, or at which substantially all lawful business operations or residential occupancy has ceased. In determining whether a property is vacant, it is relevant to consider, among other factors, the percentage of the overall square footage of any building on the property or floor to the occupied space, the condition and value of any items in the property and the presence of rental or for sale signs on the property; provided that multi-family residential property containing five or more dwelling units shall be considered vacant when the majority of all of the dwelling units become unoccupied and a majority remain unoccupied. A property shall not be considered vacant which is being currently marketed by a licensed real estate professional hired by the former or current occupant of the property and to which water service has not been shut-off.
- (b) *Requirement to Mothball.* The owner of any building subject to this section shall implement and maintain mothballing measures sufficient to:
- i. Prevent deterioration of the structure;
  - ii. Maintain the integrity of the building envelope;
  - iii. Protect character-defining architectural features, where applicable; and
  - iv. Reduce adverse impacts on surrounding properties.
- (c) *Minimum Mothballing Standards.* Mothballing shall include, but not be limited to, ensuring such vacant building is in compliance with all applicable requirements in this Code, and specifically the following:
- i. **Securing All Openings.** All windows, doors, and other openings shall be secured to prevent unauthorized entry. Securing shall include all openings; partial securing is prohibited. Materials shall be properly fitted, maintained, and installed in a professional manner. Where the building is a historic structure, listed on either the U.S. Department of Interior's National Register of Historic Places or the Kansas City Register of Historic Places, securing methods shall, to the extent practicable, be reversible and shall not damage or obscure character-defining features.
  - ii. **Building Envelope Protection.** The building shall be maintained in a weather-tight condition, including:
    - i. A sound roof that is free of leaks or structural failure;
    - ii. Intact exterior walls and foundation without significant cracks, breaches, or deterioration; and
  - iii. **Prompt repair or sealing of any openings or breaches that develop after the initial mothballing.**
  - iii. **Water and Utility Management.** All water lines shall be drained or otherwise secured to prevent leakage, pipe failure, or freezing. All

- utilities shall be properly disconnected or maintained in a safe condition.
- iv. National Fire Protection Association (NFPA) Marking for Emergency Responders. Vacant structures shall comply with the provisions of the adopted International Fire Code, Chapter 26 Code of Ordinances, regarding Hazard Identification Signs in conformance with NFPA 704 and applicable NFPA standards and regarding placards marking vacant buildings to protect the safety of emergency responders.
  - v. Fencing and Site Security. Where necessary to protect public safety or prevent repeated unauthorized access, the director or the director's authorized representative may require installation of fencing or other appropriate barriers.
  - vi. Exterior Maintenance. The building and surrounding property shall be maintained free of:
    - i. Accumulated debris or trash
    - ii. Excessive vegetation or overgrowth
    - iii. Graffiti or visible blighting conditions
  - vii. Enhanced Measures for Problematic Buildings. The Director may require enhanced securing measures, including but not limited to reinforced boarding, additional barriers, or increased inspection frequency, for any property with a documented history of unauthorized entry, repeated code violations, or significant risk of harm to the public.
- (d) *City Authority to Abate.* If the owner fails to comply with the requirements of this section, the director or the director's authorized representative may cause the necessary work to be performed to bring the property into compliance. The City shall provide at least ten (10) days' written notice prior to performing such work, except where an imminent hazard to public safety requires immediate action.
- (e) *Costs and Lien.* All costs incurred by the City in performing work under this section shall constitute a lien against the property and shall be recoverable in the same manner as other nuisance abatement costs pursuant to chapter 48 or dangerous building costs under this chapter. The City shall provide the property owner with an itemized accounting of all costs incurred.
- (f) *Lien Waiver or Reduction.* All or any portion of a lien issued pursuant to this section may be waived according to the provisions of section 56-547 of this code.
- (g) *Historic Structures.* For buildings listed on or eligible for listing on either the U.S. Department of Interior's National register of Historic Places or Kansas City's Register of Historic Places, all mothballing measures shall be implemented in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and shall, to the extent practicable, preserve and protect character-defining features.

..end

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Approved as to form:

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Bret Kassen  
Associate City Attorney

**No Docket  
Memo Provided  
for Ordinance  
No. 260399**



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**File #: 260400**

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ORDINANCE NO. 260400

Sponsor: Mayor Quinton Lucas

Amending Chapter 56 of the Code of Ordinances, Article V, Dangerous buildings or structures, by repealing and replacing Section 56-539, Permits, to require Historic Preservation Commission review for demolition of historic structures declared dangerous buildings, except in cases of emergency.

WHEREAS, vacant and deteriorating buildings pose significant risks to public safety, neighborhood stability, and the long-term vitality of Kansas City communities; and  
WHEREAS, the City of Kansas City has a compelling interest in preserving its historic structures, which represent irreplaceable cultural, architectural, and economic assets for the city and its residents; and

WHEREAS, current provisions of Chapter 56 exempt buildings declared dangerous from Historic Preservation Commission review prior to demolition, potentially incentivizing property owners to allow historic structures to deteriorate until they qualify for demolition without preservation review; and

WHEREAS, this exemption undermines the City's historic preservation goals and enables a cycle of neglect that contributes to blight, disinvestment, and the permanent loss of historic resources; and

WHEREAS, the Kansas City Historic Preservation Commission and Resolution No. 250912 support upstream interventions to prevent historic structures from deteriorating to the point of dangerous-building designation, including mandatory minimum maintenance standards and mothballing requirements; and

WHEREAS, limiting the dangerous-building demolition exemption to genuine emergencies, where immediate danger to public health, safety, or welfare exists and no reasonable alternative to demolition is available, appropriately balances preservation goals with public safety imperatives; and

WHEREAS, requiring Historic Preservation Commission review prior to demolition of historic landmarks and contributing structures within local historic districts, even where a dangerous-building declaration has been issued, ensures that all reasonable rehabilitation and

stabilization alternatives are considered before irreversible demolition occurs; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF KANSAS CITY:

Section 1. That Chapter 56, Code of Ordinances, is hereby amended by repealing Sec. 56-539, Permits, and enacting a new Section 56-539 to read as follows:

**Sec. 56-539. – Permits.**

- (a) Building permits must be obtained in accordance with the city's building code.
- (b) No demolition permit shall be issued for any building or structure that is (1) designated as historic on either the U.S. Department of Interior's National Register of Historic Places or the Kansas City Register of Historic Places; or (2) located within a local historic district without prior review and approval by the historic preservation commission, including in cases where such building has been declared a dangerous building pursuant to this article.
- (c) The only exemption from the historic preservation review requirement for demolition permits in subsection (b) of this section shall be in cases of emergency, as defined in section 56-540 of this code, where:
  - (1) The director or the director's authorized representative determines that immediate action is necessary to protect public health, safety, or welfare; and
  - (2) No reasonable alternative to demolition exists.
- (d) In any case where demolition is authorized pursuant to subsection (c), the director or the director's authorized representative shall:
  - (1) Prepare written findings documenting the emergency condition and the basis for concluding no reasonable alternative to demolition existed; and
  - (2) Provide such findings to the historic preservation commission within thirty (30) days following the demolition.
- (e) It shall be unlawful for any person, other than the owner, to salvage or cause or allow any other person to salvage a building which has been ordered demolished without first obtaining written authorization of the director or the director's authorized representative.
- (f) It shall be unlawful for the owner to salvage or cause or allow any other person to salvage a building which has been ordered demolished once the notice to proceed has been issued to the contractor by the department.

..end

Approved as to form:

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Bret Kassen  
Associate City Attorney

**No Docket  
Memo Provided  
for Ordinance  
No. 260400**



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**File #: 260401**

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ORDINANCE NO. 260401

Sponsor: Mayor Quinton Lucas

Amending Chapter 56, Code of Ordinances, by repealing Article VI, Registration of vacant properties and foreclosing properties, and enacting a new article of like number and subject matter, including a new Section 56-586, Semiannual fee for chronically vacant nuisance property to expand vacant property registration to unimproved vacant land, add required disclosure of plans or intent for vacant property, establish procedures for investigating and identifying properties with a residential structure or multiple dwelling units that have been vacant for at least six months and have had multiple housing code violations and assess a \$200.00 fee for each semiannual period in which the City has investigated and made this determination; establishing policy for disclosure of access permission by Kansas City Police Department and the Office of Unhoused Solutions Triage team; and directing the City Manager to implement a city-wide registration outreach campaign.

WHEREAS, vacant and foreclosing properties often create health and safety hazards, attract vandalism and other criminal activity, lower property values, and impose extra costs on local governments for additional police, fire and other resources; and

WHEREAS, unimproved vacant land can pose many of the same risks as vacant improved properties, including attraction of illegal dumping, criminal activity, and blighting conditions that reduce property values and degrade the quality of life in surrounding neighborhoods; and

WHEREAS, the City has required owners of vacant or foreclosing properties to register those properties with the City pursuant to Chapter 56, Code of Ordinances, Article VI, but the existing registration framework applies only to improved properties with structures, leaving unimproved vacant land outside its scope; and

WHEREAS, the City Council finds that expanding registration requirements to include unimproved vacant land, without imposition of a registration fee for such land, is consistent with the purpose of Article VI and will improve the City's ability to identify, monitor, and engage with owners of all vacant properties; and

WHEREAS, RSMo. § 67.399 authorizes municipalities to establish a process by which an owner of property with a residential structure, or commercial property with multiple dwelling units, that is vacant for at least six months and characterized by housing code violations may be

required to pay a registration fee upon a municipality’s investigation and determination that such property meets these criteria; and

WHEREAS, the City desires to maintain its registration requirement for vacant properties, while enacting a new section, 56-586, Semiannual fee for chronically vacant nuisance property, assessing a fee against the owner of any property that is, in any semiannual period, investigated and found to have met the criteria set forth in RSMo. § 67.399; and

WHEREAS, City’s new proposed section, 56-586, authorizes City inspection and identification of any properties known or believed to meet the criteria set forth in RSMo. § 67.399, and the assessment of a fee for any such properties investigated and found to have met such criteria within a semiannual period, while requiring both notice to owners of this determination and affording them the opportunity to appeal this determination or avoid the fee by curing the conditions supporting this determination; and

WHEREAS, City’s new proposed section, 56-586, requires that a list of such properties meeting the criteria set forth in RSMo. § 67.399 be made available to the City’s Fire Department and the Kansas City Police Department, and that the City additionally attempt to determine whether any such property is open to entry or being occupied by trespassers and, if so, that the owner be notified of this determination; and

WHEREAS, the City intends for its new proposed section, 56-586, to assist owners of any such properties in mitigating the conditions that often lead to health and safety hazards, vandalism and other criminal activity, and lower property values, both on their own properties and surrounding neighborhoods;

WHEREAS, modern property intelligence software, such as platforms that integrate parcel data, code violation histories, ownership records, and market information, can substantially improve the City’s capacity to identify unregistered vacant properties, prioritize enforcement, and track compliance across a large and diverse property inventory; and

WHEREAS, a robust and coordinated outreach campaign is necessary to inform property owners city-wide of their registration obligations, ensure that the expanded registration requirements are understood and followed, and reduce the number of unregistered vacant properties; and NOW, THEREFORE,

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

Section 1. That Chapter 56, Code of Ordinances, is hereby amended by repealing Article VI, Registration of vacant properties and foreclosing properties, and by enacting a new Article VI entitled “Registration of vacant properties and foreclosing properties” to include amended Sections 56-571 through 56-583 and new Section 56-586, to read as follows:

**ARTICLE VI.  
REGISTRATION OF VACANT PROPERTIES AND FORECLOSING PROPERTIES**

**Sec. 56-571. Purpose.**

The purpose of this article is:

- (1) To identify those properties citywide that are vacant or foreclosing and to gain contact information for code enforcement and emergency situations; and
- (2) To protect neighborhoods from becoming blighted through the lack of adequate maintenance and security of vacant properties and foreclosing properties.

**Sec. 56-572. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning, and any words not defined here but defined elsewhere in this chapter shall have the meaning ascribed to them previously:

*Beneficiary* means a lender under a note secured by a deed of trust.

*Chronically vacant nuisance property* means a residential property improved by a residential structure, or a commercial property improved by a structure containing multiple dwelling units, that has been vacant for at least for the immediately previous six months and has had multiple violations of Chapter 34, 48, 56 or 62.

*City* means the City of Kansas City, Missouri.

*Days* means consecutive calendar days.

*Deed of trust* means an instrument by which title to real estate is transferred to a third-party trustee as security for a real estate loan. This definition includes any subsequent deeds of trust.

*Default* means the failure to fulfill a contractual obligation, monetary or conditional.

*Department* means the neighborhood services department of the city.

*Director* means the director of the neighborhood services department of the city.

*Foreclosing* and *foreclosure* have the same meaning, that being the process by which a property, placed as security for a real estate loan, is prepared for sale to satisfy the debt if the borrower (trustor) under a deed of trust defaults.

*Improved property* means any parcel of real property located within the City that is improved by any building, structure, or dwelling unit;

*Initiation of the foreclosure process* means taking any of the following actions:

- (1) Publication of a notice of sale; or
- (2) Commencing a foreclosure action on a property in a court of law.

*Local* means within 50 road/driving miles distance of the city

*Mortgagee* means the creditor, including but not limited to, service companies, lenders in a mortgage agreement and any agent, servant, or employee of the mortgagee, or any successor in interest and/or assignee of the mortgagee's rights, interests or obligations under the mortgage agreement.

*Notice of default* means a notice, issued pursuant to the applicable real estate security document or RSMo § 408.554, that a default has occurred under a deed of trust.

*Owner* means any person, mortgagee, or property trust trustee who alone or jointly or severally with others, with or without the right of possession, is entitled under any agreement to the control or direction of the management or disposition of the building or property or of any part of the building or property. Unless otherwise specifically provided, the owner, their agent for the purpose of managing, controlling or collecting rents and any other person managing or controlling a building or property in any part of which there is a violation of the provisions of this ordinance, shall be liable for any violation therein, existing or occurring, or which may have existed or occurred, at or during any time when such person is or was the person owning or managing, controlling, or acting as agent in regard to said buildings or property and is subject to injunctions, abatement orders or other remedial orders. The liabilities and obligations imposed on an owner shall attach to:

- (1) Any mortgage company or any other person with or without an interest in the building or property who knowingly takes any action in any judicial or administrative proceeding that is intended to delay issuance or enforcement of any remedy for any violation of the property maintenance code then in existence; provided that with respect to fines such person shall be liable only for fines which accrue on or after the date of such action; and further provided that no liability shall be imposed under this ordinance for any action taken in any proceeding, including a proceeding to foreclose on a lien, that does not delay or prevent the prosecution of any action brought by the city to enforce the city's property maintenance code.
- (2) A property trust trustee under a property trust, unless said trustee in a proceeding under said provisions of this ordinance discloses in a verified pleading or in an affidavit filed with the court, the name and last known address of each person who was a beneficiary of the trust at the time of the alleged violation and of each person, if any, who was then acting as agent for the purpose of managing, controlling or collecting rents, as the same may appear on the records of the trust.

*Out of area* means in excess of 50 road/driving miles distance of the city.

*Property* means any real property, or portion thereof, located in the city, including improved and unimproved property.

*Property trust trustee* means one who holds title to a building, structure or property under a property trust with or without the right of possession, management or control.

*Registration period* means June 1 of each year through May 31 of the subsequent year.

*Securing* means measures that assist in making the property inaccessible to unauthorized persons, including but not limited to the repairing of fences and walls, chaining/pad locking of gates, the repair or boarding of door, window or other openings.

*Trustee* means the person, firm or corporation holding a deed of trust on a property as security for the payment of a debt.

*Trustor* means a borrower under a deed of trust, who deeds property to a trustee as security for the payment of a debt.

*Unimproved property* means any parcel of real property located within the City that is not improved by any building, structure, or dwelling unit. Unimproved vacant land shall be subject to the registration requirements of this article on the same terms as vacant improved property, except that no registration fee shall be assessed solely on account of the property's status as unimproved vacant land.

*Vacant* means a property which is lacking habitual presence of human beings who have a legal right to be on the property, or at which substantially all lawful business operations or residential occupancy has ceased. In determining whether a property is vacant, it is relevant to consider, among other factors, the percentage of the overall square footage of any building on the property or floor to the occupied space, the condition and value of any items in the property and the presence of rental or for sale signs on the property; provided that multi-family residential property containing five or more dwelling units shall be considered vacant when the majority of all of the dwelling units become unoccupied and a majority remain unoccupied. A property shall not be considered vacant which is being currently marketed by a licensed real estate professional hired by the former or current occupant of the property and to which water service has not been shut-off.

**Sec. 56-573. Annual registration of vacant and/or foreclosing properties required.**

(a) This article shall apply to all vacant and/or foreclosing properties, as defined in this chapter, including properties owned, operated, or subsidized by public or nonprofit agencies. .

(b) Adherence to this article does not relieve the owner or any other party of any applicable obligations set forth in any other ordinance which may apply to the property.

(c) Registering vacant or foreclosing properties pursuant to this article does not relieve any party of any obligation to otherwise record property information.

(d) All owners must annually register vacant and/or foreclosing properties as defined in this chapter, whether improved or unimproved, with the neighborhood services department of the city by submitting a vacant/foreclosing property registration form provided by the department.

- (1) All vacant property, within 90 days of becoming and remaining vacant, shall be registered by the owner.
- (2) All foreclosing properties, within 14 days of initiation of the foreclosure process as defined in this chapter, must be registered by the party initiating the foreclosure process.
  - a. This registration must certify that the property was inspected for occupancy and identify whether the property is vacant at the time of registration. If the property is not vacant at the time of registration, a monthly inspection shall be conducted by the owner to determine if the property has become vacant. If, upon subsequent inspection, a property is determined to be vacant, an updated registration form shall be filed with the city.
  - b. At the time of registration with the city, the party initiating the foreclosure process must send written notice addressed to the occupant of the property that the foreclosure process has been initiated. Notice shall be sent by regular United States mail, postage pre-paid.

(e) Prior to August 1, 2026, the owner of each vacant or foreclosing property shall register the property. There shall be no fee charged for this registration, except as provided in section 56-586 of this code.

(f) All registrations submitted under this article shall expire on July 31 of each registration period for which they were submitted and shall be subject to renewal annually. Application for renewal of registration in any period will be accepted beginning July 1 and may be made without penalty through July 31.

(g) All owners of vacant property that is either improved or unimproved shall apply for registration and renewal on a form provided by the department which shall include provision for the following owner, agent and other information:

- (1) The common name of the property, if any, the exact street address of the property and the number of units in each building on the property.
- (2) An identification of the owner(s) by full name, telephone number, mailing address, e-mail address and date of birth. The mailing address may not be a P.O. Box. If the property is owned by a corporation, limited liability company,

partnership, limited partnership, trust or real estate investment trust, the name and address of any of the following shall be provided:

- a. For a corporation, a corporate officer and the chief operating officer;
  - b. For a partnership, the managing partner;
  - c. For a limited liability company, the managing or administrative member;
  - d. For a limited partnership, a general partner;
  - e. For a trust, a trustee; or
  - f. For a real estate investment trust, a general partner or an officer.
- (3) Name and address of all lien holders and any other party with an ownership interest in the property.
  - (4) A notarized affidavit executed by the natural person stating that they have management control and responsibility for the property, and will personally inspect the property at least once per month, and listing such person's full name, telephone number, mailing address and email address.
  - (5) The full name, telephone number, mailing address and email address of an agent, if one is so designated by the owner, to receive service of any notice, order or summons issued because of a violation of this code.
  - (6) The names, addresses, and phone numbers of designated employees or authorized representatives who may be contacted in the event of an emergency.
  - (7) A written statement describing the owner's current plans or intent for the property. At minimum, the statement shall indicate which of the following best describes the owner's plans:
    - a. Active rehabilitation or renovation of any structure on the property;
    - b. Planned sale or transfer to a third party;
    - c. Holding for future use with no immediate development plans; or
    - d. Other, with a written explanation.
  - (8) The signature of the owner, an officer if the owner is a corporation, a partner if the owner is a partnership, a member if the owner is a limited liability company and the registered agent if so designated. A registered agent's signature shall indicate consent to the designation.

(h) The Director may, by rule, establish a simplified registration form for unimproved vacant property that collects the information most relevant to monitoring and engaging with owners of such parcels.

(i) At the time of registration or renewal, the owner of any vacant property may execute a voluntary written consent, on a form provided by the Department, authorizing the Kansas City Police Department and authorized City staff to enter upon the exterior areas and grounds of the property, but not into any enclosed structure, for the limited purposes of:

- a. Conducting welfare checks on individuals who may be present on or occupying the property;
- b. Connecting individuals present on the property with available shelter, services, or other supportive resources; and
- c. Assessing whether the property is open to unauthorized entry or presents conditions requiring further code enforcement referral.

Such consent shall be voluntary and shall not be a condition of registration or a factor in any enforcement determination. The consent shall remain in effect for the duration of the registration period in which it is executed and shall be renewed, if the owner wishes to continue the authorization, at the time of each subsequent annual registration. The owner may withdraw consent at any time by providing written notice to the Department, and such withdrawal shall take effect upon receipt. Any access conducted pursuant to a consent executed under this subsection shall be documented by the entering agency and a summary report made available to the property owner upon request.

**Sec. 56-574. Posting.**

Within seven days of registering the property, every owner of a vacant property shall post an exterior-facing notice in a front window furnishing the 24-hour contact name and phone number for a person responsible for maintaining the property. The address of the contact shall also be provided on the posting. The posting shall be hung from the interior of the window, and should be on paper no smaller than 8½ by 5½ inches and printed in a font size no less than 12 point. If there is no front window, or if the front window is not accessible, such notice shall be placed on an exterior wall or fence in a location designed to be visible to any emergency responders.

**Sec. 56-575. Change in registration information.**

The owner of a vacant or foreclosing property already registered with the city shall register any changes of the previously submitted registration information within 30 days of said change. There shall be no fee for this registration update if done within the 30 days.

**Sec. 56-576. Notice on sale of property.**

(a) Every owner selling a vacant or foreclosing property registered as provided in this article shall give notice in writing to the department within 30 days of closing. This notice shall include the name and address of the buyer.

(b) The new owner shall have 30 days from the date the change of ownership occurred to file a new registration with the department. There shall be no fee for this new registration.

**Sec. 56-577. Notice on occupancy of property.**

Every owner of a vacant or foreclosing property registered as provided in this article that ceases to be vacant, as that term is defined in this article, shall give notice in writing to the department within 30 days of the date on which the property ceased to be vacant.

**Sec. 56-578. Inaccurate or incomplete registration information.**

It shall be a violation of this code for an owner or a responsible person to provide inaccurate information for the registration of vacant or foreclosing properties or to fail to provide information required by the city for the registration.

**Sec. 56-579. Appeal.**

Except as specifically set forth in section 56-586, any determination that a property is vacant or foreclosing made by the city, and any administrative citation fine pursuant to section 56-581 for failing to register such property, may be administratively appealed as provided for in this chapter or chapter 48.

**Sec. 56-580. Affirmative defenses.**

It shall be an affirmative defense to any citation or administrative penalty issued under this Article that:

- (1) The property is the subject of probate proceedings or its title is otherwise the subject of current litigation, not including foreclosure proceedings. This defense shall not be applicable for more than 24 months without permission of the director; or
- (2) The property has been used as a residence by a person entitled to possession for a period of at least three months within the previous nine months and the same person intends to resume residing at the property.

**Sec. 56-581. Penalty for violation of article VI.**

(a) It shall be a violation of this code to fail to register or re-register any vacant or foreclosing property regulated by article VI, and to fail or refuse, upon proper request, to provide full and correct information specified by this article. Registration requirements shall not preclude the city from taking appropriate actions to secure the property; or to issue notices of violation or

notices to abate; or from acting upon imminent hazard(s). Penalties for failing to register or re-register shall be imposed as administrative citation fines. The amount of the penalty for late filings is \$50.00 for the first 30 days and \$100.00 for each additional 30 days of delinquency.

(b) Failure to pay the administrative citation fine for more than nine months may result in the property being reviewed for consideration for a receivership action under article VII.

**Sec. 56-582. Violations.**

Any owner who fails to comply with the requirements of this ordinance shall be guilty of an ordinance violation and upon conviction thereof shall be punishable as set forth in section 56-583.

**Sec. 56-583. Penalties.**

(a) Any person convicted of a violation of this article shall be punished for that violation by a fine of not less than \$200.00, but not more than \$1,000.00, or by imprisonment of not more than 180 days or by both such fine and imprisonment. Whenever the penalty is to be a fine or a fine and imprisonment, the fine shall be no less than the minimum amount set out in the following schedule:

(1)	First offense	Not less than \$200.00 but not more than \$1,000.00
(2)	Second offense	Not less than \$300.00 but not more than \$1,000.00
(3)	Third offense	Not less than \$500.00 but not more than \$1,000.00
(4)	Fourth and subsequent offenses	\$1,000.00

(b) Every day that a violation continues shall be considered a separate offense, for which the violator may be arrested, tried and convicted without necessity of further notice.

(c) The administrative citation fines as described in section 56-36 may also be imposed for violations of this article and such fines shall be subject to the administrative fine provisions and processes as described elsewhere in article VI.

**Sec. 56-584. Program reporting and evaluation.**

The city council shall review the program provisions and requirements at least every two years and determine whether to maintain, modify or terminate the program.

**Sec. 56-585. Waiver of portion of administrative citation fines.**

The director may waive a portion of the amount of administrative citation fines that have accumulated as a result of non-compliance with this code provided that the owner has properly registered the property and there are no other violations of chapter 56 or chapter 48 remaining on

the property in question. In determining the amount to be waived, the director shall follow these guidelines:

- (1) Waiving an amount equal to documented expenditures by the owner for repairs to the building, or for demolition.
- (2) Waiving all but the amount required for demolition if the building is determined to be not feasible to repair and the owner chooses to have the city demolish it.
- (3) Waiving all fines charged to an owner who vacated the property after receiving a notice of foreclosure.
- (4) Waiving all fines if the property is donated to a local community development corporation or non-profit corporation that is willing to accept the property and submits written plans to correct existing code violations with a schedule acceptable to the director.
- (5) Except for (c) above, no fines can be waived if there are unpaid special assessments pending against the property.
- (6) Waiving all but \$500 if the only infraction is failure to register the vacant property, and the property has now been registered.

**Sec. 56-586. Semiannual fee for chronically vacant nuisance property.**

(a) The director is authorized to make regular inspection of any improved property that is known or believed to be chronically vacant nuisance property. Upon any determination that a property is chronically vacant nuisance property, the director shall state in a report their findings and recommendations, including whether the property is subject to the chronically vacant nuisance property fee, and the grounds supporting the determination. Upon a determination that a property is chronically vacant nuisance property, the director shall also attempt to determine if the property is open to entry or being occupied by trespassers. If the director determines that the property is open to entry or being occupied by trespassers, they will notify the owner of this determination.

(b) The director shall maintain a list of known chronically vacant nuisance properties that shall be available to the city fire department and Kansas City police department.

(c) The owner of any chronically vacant nuisance property shall, in addition to any other obligations set forth in this article or elsewhere in the code, pay a \$200.00 fee for each semiannual period in which the director has investigated and determined, in a written report pursuant to subsection (a), that the property is chronically vacant nuisance property.

(d) Within 5 days of the director's completion of a written report with findings and a determination that a property is subject to the chronically vacant nuisance property fee, the city shall notify the property owner by mail at the last known address according to the records of the

city and applicable county. The notice shall state that the property has been determined to be chronically vacant nuisance property, that the property is subject to a \$200.00 chronically vacant nuisance property fee for a semiannual period, that the fee can be assessed as a lien on the property if not paid, how the fee can be paid, and the process for appealing the director's determination.

(e) Within 30 days of the director's decision that the chronically vacant nuisance housing fee applies, the property owner may complete any improvements to the property that may be necessary to revoke the levy of such fee, and then may request a reinspection of the property and a reconsideration of the levy of such fee. The director, upon a timely request for reinspection and reconsideration, shall investigate and issue a written report with findings and a determination whether property has ceased to be chronically vacant nuisance property, in which case such fee shall be revoked. If the chronically vacant nuisance property fee is revoked by the director, no such fee shall be assessed and the matter shall be deemed closed for such semiannual period. Within 5 days of the director's determination upon reinspection and reconsideration, the city shall notify the property owner of such determination by mail at the last known address according to the records of the city and applicable county. The notice shall state that the \$200.00 chronically vacant nuisance property fee has or has not been revoked, and, if it has not been revoked, that the fee can be assessed as a lien on the property if not paid, how the fee can be paid, and the process for appealing the reconsideration determination.

(f) The chronically vacant nuisance property fee and penalties for delinquent payments of such fees required by this section shall be paid to the director or their designee. Any such fees that are delinquent for a period of one year shall become a lien on the property and shall be subject to foreclosure proceedings in the same manner as delinquent real property taxes, in accordance with RSMo. § 67.399. Upon any such foreclosure proceeding, the owner of the property against which the assessment was originally made shall be able to redeem the property only by presenting evidence that the violations of this chapter have been cured and presenting payment of all registration fees and penalties. Upon bona fide sale of the property to an unrelated party, said lien shall be considered released and the delinquent registration fee forgiven.

(g) Upon either the director's initial determination that the property is chronically vacant nuisance property, or the director's determination pursuant to subsection (e) not to revoke such fee upon a timely request for reinspection and reconsideration, the owner may appeal such determination to the property maintenance appeals board as provided for in chapter 56, article II, division 6 of this Code. Appeal must occur within 30 days of the city's notice of the decision, sent pursuant to subsection (d) or (e), that is being appealed. If, on appeal, the determination of the director is reversed, no such fee shall be assessed and the matter shall be deemed closed for such semiannual period. If there is no timely appeal filed or if the director's determination is affirmed on appeal, the chronically vacant nuisance property fee for such semiannual period shall be levied on the beginning of the second calendar quarter after either the director's determination that such fee applies, the director's determination upon reconsideration that such fee shall not be revoked, or the affirmance of either determination on appeal, whichever is later.

**Secs. 56-587—56-599. Reserved.**

Section 2. Directing the City Manager to develop and implement a city-wide vacant property registration outreach campaign, 'Registration Sprint', within 120 days of the effective date of this ordinance. The purpose of the Registration Sprint is to notify all known and suspected property owners of their registration obligations, with particular emphasis on the expanded requirements enacted by this ordinance, and to increase the rate of registration compliance city-wide.

..end

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Approved as to form:

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Bret Kassen  
Associate City Attorney

**No Docket  
Memo Provided  
for Ordinance  
No. 260401**



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**File #: 260408**

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RESOLUTION NO. 260408

Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Directing the City Manager to compile and maintain a publicly accessible listing of companies offering health and wellness discounts to Kansas City residents; establishing inclusion criteria; directing outreach; directing development and implementation of a community weight management program; and requiring periodic reports.

WHEREAS, in Kansas City, 37% of adults are living with obesity; and

WHEREAS, obesity increases the risk of diabetes, high blood pressure, heart disease, depression, and anxiety; and

WHEREAS, the City Council desires to improve health outcomes and quality of life of Kansas City residents by supporting community programs and access to affordable medication; and

WHEREAS, the Council recognizes the existence of private sector discount programs that seek to expand access to discounted pharmacy offerings for residents; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is directed to compile and maintain a publicly accessible listing of companies that provide Kansas City residents with discounts to health and wellness care, including but not limited to discounted pharmacy, nutrition, fitness, and preventive care offerings. The listing shall be published on a City-managed website and updated no less than quarterly.

Section 2. That the City Manager is directed to establish transparent, nondiscriminatory criteria for companies to be included on the listing, which shall address at minimum: (a) the availability of discounts to Kansas City residents; (b) clarity and disclosure of discount terms; (c) consumer data privacy and security standards; (d) complaint and dispute resolution processes; and (e) verification procedures to confirm that advertised discounts are accurate and current.

Section 3. That the City Manager is directed to conduct outreach to health and wellness providers and community stakeholders to encourage participation in the listing, and to provide informational materials to residents on how to access available discounts.

Section 4. That the City Manager is directed to develop and implement a community weight management program for Kansas City residents to include nutritional advice and exercise programming for the Board of Parks and Recreation's use in City community centers.

Section 5. That within 180 days of the effective date of this ordinance, and annually thereafter, the City Manager shall submit a report to the Council detailing: (a) the number and types of companies listed; (b) the established inclusion criteria and any updates; (c) outreach conducted; and (d) recommendations to improve resident access to discounted health and wellness care.

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**No Docket  
Memo Provided  
for Ordinance  
No. 260408**



**File #: 250876**

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 250876

Sponsor: Director of City Planning and Development Department

**COMMITTEE SUBSTITUTE**

Amending Chapter 88, the Zoning and Development Code, by repealing Subsection 88-445-06, Residential Signs, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing digital signs for Institutional and Office Uses in residential districts and adopting new standards for such signs. (CD-CPC-2025-00128)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-445-06, "Residential Signs," and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

**88-445-06 - SIGNS IN RESIDENTIAL DISTRICTS**

**88-445-06-A. RESIDENTIAL SIGNS**

Only the following signs are allowed in residential zoning districts (including AG-R):

1. **GENERAL RULES**

a. **LIGHTING.**

Except where otherwise specified, signs in residential districts may be externally illuminated only, unless otherwise specified.

b. **FLASHING, MOVING AND SIMILAR SIGNS**

Flashing, moving, animated, wind-blown, or other signs that move or simulate movement are prohibited.

c. **TRAFFIC CONTROL SIGNS**

In addition to other signs permitted under this section, any lot or parcel containing more than 4 dwelling units, a permitted institutional use, or a permitted commercial use, may contain signs conforming with the Manual of Uniform Traffic Control Devices and not containing any commercial message.

d. **MESSAGES**

Any sign allowed under this section may bear a noncommercial message. Limited commercial messages are allowed, in accordance with express provisions of this section, but such commercial

messages may not advertise or direct attention to a business or commercial activity other than one lawfully conducted on the premises, as expressly allowed under this section.

e. **SETBACK**

Signs placed on a corner lot shall not extend forward of a diagonal line which intersects the front and side property lines of the lot at points 20 feet distant from the common intersection of the front and side property lines or, if the corner of the lot is platted on a radius, the extension of the front and side property lines to a point of common intersection. Signs placed on an interior lot shall be set back a minimum of 5 feet from the right-of-way line.

2. **DETACHED HOUSE AND SEMI-ATTACHED HOUSE**

A lot with a principal use of a detached house or semi-attached house may have:

- a. For each entrance (excluding garage entrances) to a dwelling unit, one wall sign, not to exceed 80 square inches in area.
- b. One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the home. Such sign may not exceed 8 square feet in area or 4 feet in height.
- c. Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.
- d. During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

3. **MULTI-UNIT BUILDINGS**

A lot with a principal use of a multi-unit building may have:

a. **WALL SIGNS**

1. One wall sign per building not to exceed 12 square feet in area. The message on such sign may include a commercial message related to the sale, lease, or rental of units in the building or complex.
2. For each building entrance providing access to multiple dwelling units, an additional sign to identify the dwelling units in that building, not to exceed 4 square feet in area, provided that no message on such sign other than a word such as "directory" or similar identifying word may be legible from a location on the public right-of-way or on

private property other than that which is part of the same complex.

3. For each entrance (excluding garage entrances) to an individual dwelling unit, one wall sign, not to exceed 80 square inches in area.
4. For any multi-unit residential building containing one or more offices, as permitted under the zoning for the district, one additional wall sign is permitted, which sign may not exceed 16 square feet in area. The wall sign may bear a commercial message related to activities lawfully conducted on the premises or a noncommercial message.

b. **INCIDENTAL SIGNS**

One additional sign per driveway is permitted, which sign may not exceed 36 inches in height and 2 square feet in area. Such sign may not contain a commercial message.

c. **INTERIM SIGNS**

- (1) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the units. Such sign may not exceed 8 square feet in area or 4 feet in height.
- (2) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.
- (3) During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs displaying noncommercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

4. **INSTITUTIONAL AND OFFICE USES**

A lot with an institutional use as its principal use, such as a church, school, police or fire station, community center, public park, an office building, or other permitted principal uses not described herein, may have:

(a) **MONUMENT SIGNS**

One monument sign per street frontage which may not exceed 32 square feet in area or 6 feet in height. One sign per lot may include changeable copy, but the changeable copy feature must use direct human intervention for

changes and may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(b) **WALL SIGNS**

One wall sign per public entrance, which may not exceed 20 square feet in area. Such sign may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(c) **INCIDENTAL SIGNS**

1. One sign per driveway is permitted, which may not exceed 42 inches in height and 6 square feet in area.
2. Incidental signs must be set back a minimum of 10 feet from all property lines.
3. Such sign may not contain a commercial message but may include the logo of the institutional use.

(d) **INTERIM SIGNS**

1. One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the property. Such sign may not exceed 8 square feet in area or 4 feet in height.
2. Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.
3. During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

(e) **DIGITAL SIGNS**

The Board of Zoning Adjustment may grant a special use permit to allow a principal use which is located on a lot that is at least three (3) acres in size and is adjacent to a major arterial street as identified on the city's Major Street Plan, to install one digital sign face on one otherwise allowable monument sign, subject to the approval criteria in 88-525-09 and subject to the following additional requirements:

1. The digital sign face may only be installed on a sign face that faces a major arterial street as identified on the city's Major Street Plan.
2. The sign must be located at least 100 feet from any other residentially zoned and occupied property. The sign must be set back at least 50 feet from an interior side property line.
3. The sign must not be located within 150 feet of a public park or a parkway or boulevard.
4. The sign must not be located on a lot that is within a designated historic district or on a lot where there exists a designated historic landmark.
5. The message or image may not change more than once every hour.
6. Changes of image must be instantaneous as seen by the human eye and may not use facing, rolling, window shading, dissolving, or similar visual effects as part of the change.
7. Digital signs must use automatic level controls to reduce light levels at night and under cloudy and other darkened conditions. All digital signs must have installed ambient light monitors and must at all times allow such monitors to automatically adjust the brightness level of the electronic sign based on ambient light conditions. Maximum brightness levels for electronic and digital signs may not exceed 5000 nits when measured from the sign's face at its maximum brightness, during daylight hours, and 500 nits when measured from the signs face at its maximum brightness between sunset and sunrise, as those times are determined by the National Weather Service.
8. The sign may not be illuminated between the hours or 10:00 p.m. and 7:00 a.m.
9. The digital display is limited to LED lights with a single color.
10. The background color of the sign may not be white.

11. The digital display must be turned off if the display is not properly functioning.
12. Neither the proposed message to be displayed nor the character of the use on the property may be a factor in the BZA's decision.

5. **HOSPITAL SIGNS**

A signage plan portraying signs necessary for the proper identification of the facilities within a hospital may be approved by special use permit. Such signs shall be on-premises signs and limited to proper identification of the facilities. Such signs may be internally or externally illuminated.

6. **RESIDENTIAL ENTRANCE SIGNS**

One monument sign is allowed at each street entrance, identifying the name of the residential neighborhood or multi-unit complex or building. The area of the sign face shall not exceed 32 square feet in area or 6 feet in height; however, the monument structure on which the sign is located may be approved for up to 25 feet in height through the project plan process.

7. **INTERIM SUBDIVISION DEVELOPMENT SIGNS**

As an interim use accessory to the permitted activity of lawful subdivision development in a development which will contain at least 20 dwelling units, interim identification signs are permitted, provided that such signs may not exceed 100 square feet in sign area nor more than 15 feet in height; if there is more than one such sign, such signs must be at least 1,000 feet apart. Each such sign may remain in place until 90 percent of the lots in the sector are sold, but no longer than 18 months from the date of erection. All such signs must be located at least 15 feet from the pavement edge or edge of the street or thoroughfare to which it is directed, but not within the sight triangle. All such signs must be within the development or within 2000 feet of the development. These signs may not be illuminated.

8. **GROUP HOMES**

A lot with a principal use of a group home may have:

- (a) For each entrance (excluding garage entrances) one wall sign, not to exceed 80 square inches in area.
- (b) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of

the home. Such sign may not exceed 8 square feet in area or 4 feet in height.

- (c) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A total of 16 square feet of sign area is allowed per lot.
- (d) During the period from six weeks prior to a public election to be held in the city to two weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

9. **OTHER PRINCIPAL USES AND VACANT LOTS**

A lot with a principal use not described in this section, or a vacant lot may have:

- (a) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the property. Such sign may not exceed 8 square feet in area or 4 feet in height.
- (b) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A total of 16 square feet of sign area is allowed per lot.
- (c) During the period from six weeks prior to a public election to be held in the city to two weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

10. **AUXILIARY PARKING**

Signs to identify parking areas allowed by special use permit shall be approved in conjunction with such special use permit, although no sign may exceed 12 square feet in area or 6 feet in height. Such signs may show only the hours in which the parking lot is open and the persons authorized to use the parking area.

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

..end

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250876

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 Chapter 88, Zoning and Development Code, by repealing Subsection 88-445-06-A, Residential Signs, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing digital signs for Institutional and Office Uses in residential districts and adopting new standards for such signs.

### Discussion

The purpose of the proposed text amendment is to address increasing trends toward modern sign technologies, specifically regarding monument signs. The City's sign code, Section 88-445, restricts digital signage in all districts. For signs in residential districts, the current ordinance prohibits both digital or electronic displays, such as electronic message centers. Changeable copy features are permitted, but must use "direct human intervention" for changes to the sign message or display.

The proposed text amendment would permit Institutional and Office uses in residential districts that are located on a lot that is at least 6 acres in size, or a lot of at least 3 acres adjacent to a major arterial, to erect one digital monument sign, pursuant to approval of a Special Use Permit by the Board of Zoning Adjustment. The digital monument sign would remain subject to the existing area and height limits in 88-445-06-A, 4. that limit monument signs to 32 square feet in area and 6 feet in height.

Staff received written testimony opposed to this text amendment in advance of the CPC hearing. A representative of the KC Neighborhood Advisory Council spoke at the CPC hearing in opposition to the text amendment.

City Plan Commission voted 5-1 to recommend 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 amendment to the zoning and development code.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an amendment to the zoning and development code.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable as this is an amendment to the zoning and development code.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is an amendment to the zoning and development code.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

This ordinance has no direct fiscal impact.

**Citywide Business Plan (CWBP) Impact**

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

- Increase and support local workforce development and minority, women, and locally owned businesses.
- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- 

## Prior Legislation

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

## Service Level Impacts

No service level impacts expected.

## Other Impacts

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Not applicable as this is an amendment to the zoning and development code.

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 #: 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

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

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Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney

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



**File #: 260142**

ORDINANCE NO. 260142

Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Directing the City Manager to submit a response to the Missouri Department of Revenue’s Request For Proposals for license office operations; and directing the City Manager to develop a yearly funding plan in an amount not to exceed \$750,000.00 for operational costs and report back to City Council in 30 days.

WHEREAS, Resolution No. 240894 directed the City Manager to review the feasibility of establishing a city-operated Department of Motor Vehicles licensing office; and

WHEREAS, the feasibility study identified potential site locations and estimated operational costs would range from \$500,000.00 to \$750,000.00 per year; and

WHEREAS, licensing offices offer a number of vital services, such as driver license renewals and motor vehicle titling and registration; and

WHEREAS, on January 8, 2026, the licensing office located at 1161 Emanuel Cleaver II Boulevard closed, significantly limiting access to licensing office services for Kansas City residents; and

WHEREAS, the Missouri License Offices Bureau is currently moving forward with a Request for Proposal process for operations of licensing offices; and

WHEREAS, the City Council believes it is in the best interest of Kansas City residents to establish a city-operated license office; NOW, THEREFORE,

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

Section 1. That the City Manager is directed to submit a response to the Missouri Department of Revenue’s Request for Proposals to operate a license office.

Section 2. That the City Manager is directed to develop a funding plan in an amount not to exceed \$750,000.00 per year for operational costs of said licensing office and report back to City Council within 30 days.

..end

Approved as to form:

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Samuel Miller  
Assistant City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: Ord 260142

Submitted Department/Preparer: Mayor/Council's Office

Revised 01/30/25

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

### Executive Summary

Directing the City Manager to submit a response to the Missouri Department of Revenue's Request For Proposals for license office operations; and directing the City Manager to develop a yearly funding plan in an amount not to exceed \$750,000.00 for operational costs and report back to City Council in 30 days.

### Discussion

Resolution No. 240894 directed the City Manager to review the feasibility of establishing a city-operated Department of Motor Vehicles licensing office.

The feasibility study identified potential site locations and estimated operational costs would range from \$500,000.00 to \$750,000.00 per year.

Licensing offices offer a number of vital services, such as driver license renewals and motor vehicle titling and registration.

On January 8, 2026, the licensing office located at 1161 Emanuel Cleaver II Boulevard closed, significantly limiting access to licensing office services for Kansas City residents.

The Missouri License Offices Bureau is currently moving forward with a Request for Proposal process for operations of licensing offices.

The City Council believes it is in the best interest of Kansas City residents to establish a city-operated license office

### Fiscal Impact

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

3. How does the legislation affect the current fiscal year?  
TBD
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Unknown
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)**

Unknown impacts.

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
  - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
  - Increase and support local workforce development and small and locally owned businesses.
  - Create a more efficient, solutions-oriented environment, making it easier to operate within the City.

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

**Prior Legislation**

N/A

**Service Level Impacts**

N/A

**Staff Recommendation**

Finance

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

- Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

Click or tap here to provide reasoning.

**Other Impacts**

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



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**File #: 260352**

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ORDINANCE NO. 260352

Sponsor: Director of City Planning and Development Department

Vacating approximately 35,000 square feet of right-of-way in District M1-5 generally located on North Olive Street between Rochester Avenue and Nicholson Avenue; and directing the City Clerk to record certain documents. (CD-ROW-2025-00036)

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 10th day of October, 2025, a petition was filed with the City Clerk of Kansas City by Chris Kline for the vacation of All that part of North Olive Street lying South of the Southeast right-of-way line of Nicholson Avenue, as now established, and all that party lying North of the Westerly extension of the North line of Lot 48 of Block 3 of Hamlin's Addition, said extension also being the North right-of-way line of an existing 15 feet wide alley, as now established, located in the Southeast Quarter of Fractional Section 28, Township 50 North, Range 33 West, all being in the City of Kansas City, Clay County Missouri, being more particularly described by Patrick E. Ward, MO PLS-2005000071, of Olsson, Inc. Missouri LC-366, on March 27, 2025, giving the distinct description of the street to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said street has been obtained in writing, that said consent has

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

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

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

Section 4. That All that part of North Olive Street lying South of the Southeast right-of-way line of Nicholson Avenue, as now established, and all that party lying North of the Westerly extension of the North line of Lot 48 of Block 3 of Hamlin's Addition, said extension also being the North right-of-way line of an existing 15 feet wide alley, as now established, located in the Southeast Quarter of Fractional Section 28, Township 50 North, Range 33 West, all being in the City of Kansas City, Clay County Missouri, being more particularly described by Patrick E. Ward, MO PLS-2005000071, of Olsson, Inc. Missouri LC-366, on March 27, 2025, be and the same is hereby vacated, and subject to the following conditions:

1. The applicant shall dedicate water main and sewer main easements for the existing assets located within the right-of-way.
2. The applicant shall retain all utility easements and protect facilities required by Evergy.
3. The applicant shall retain all utility easements and protect facilities required by Spire.
4. The applicant shall retain all utility easements and protect facilities required by AT&T.
5. No structures shall be built over the water and sewer easements.
6. The applicant shall provide a public access easement the full length of the vacated portion of the right-of-way and that City approval is required to revoke the easement.

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

..end

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Approved by the City Plan Commission



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 #: 260352

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Vacating approximately 35,000 square feet of right-of-way in Zoning District M1-5 (Manufacturing) generally located on North Olive Street between Rochester Avenue and Nicholson Avenue and directing the City Clerk to record certain documents. (CD-ROW-2025-00036)

### Discussion

This application proposes to vacate a portion of North Olive Street, bound by Nicholson Avenue to the north and the alley north of Rochester Avenue to the south. The proposed right-of-way vacation is approximately 50 feet in width and approximately 700 feet in length, at its longest point. The proposed 35,000 square foot vacation request is from Sarah Burger, the attorney representing the property owner of 700 & 701 North Olive Street. The goal of the vacation is to take over the right-of-way and maintain the street after years of dilapidation. The property owner plans to repave the street. After approval of the vacation, the property owners plans to keep the street open to the public.

Development Management staff recommended a maintenance agreement with the Public Works Department in order to improve the street, however the Public Works Department declined this option and recommended the property owner vacate the right-of-way. Staff is concerned regarding access from Nicholson Avenue for the property owners on the south side of North Olive Street that won't be vacated. There is one property owner that has multiple properties along North Olive Street that still use the portion of North Olive Street (proposed to be vacated) as a form of access. There are public and private utilities located in the public right-of-way. The Water Services Department has a sewer and water main within the full length of the public right-of-way. The Water Department requires that the applicant retain an easement or relocate facilities at the applicant's expense. AT&T, Spire and Evergy also have utilities within the right-of-way which will also require easements be retained or the utilities be relocated.

There was public testimony provided at the City Plan Commission in opposition.

Staff Recommendation: Approval, Subject to Conditions

CPC Recommendation: Approval, Subject to Conditions

## Fiscal Impact

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

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

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

### **Prior Legislation**

There is no previous legislation for this ordinance. However, a deferral agreement with Public Works was discussed as a potential option prior to submitting a request for a vacation.

### **Service Level Impacts**

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

### **Other Impacts**

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing the vacation of public right-of-way.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance authorizing the vacation of public right-of-way.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

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

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

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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