



**Agenda**

**Neighborhood Planning and Development Committee**

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

**Tuesday, September 24, 2024**

**1:30 PM**

**26th Floor, Council Chamber**

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

**PUBLIC OBSERVANCE OF MEETINGS**

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

Any closed session may be held via teleconference.

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

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

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

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

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

**Director of City Planning & Development**

**[240840](#)**

Sponsor: Director of City Planning and Development Department

Approving the plat of Walnut Townhomes, an addition in Jackson County, Missouri, on approximately 0.45 acres generally located at southwest corner of East 36th Street and Walnut Street, creating eight lots and two tracts for the purpose of residential townhome development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00022)

**Director of City Planning & Development**

[240841](#) Sponsor: Director of City Planning and Development Department

Approving the plat of TT Acres, an addition in Jackson County, Missouri, on approximately 10 acres generally located on the south side of East 79th Street approximately 900 feet west of Little Blue Road, creating two lots for the purpose of a single unit residential development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00015)

**Director of City Planning & Development**

[240846](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Highland Plaza West Second Plat, an addition in Clay County, Missouri, on approximately 3.5 acres generally located at southwest corner of N.E. 99th Street and N. Cedar Avenue, creating two lots and one tract for the purpose of commercial development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00011)

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

**Lucas**

[240847](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing John Cosentino, Kylie Stock and Josephine Njoroge as successor directors to the Brookside Community Improvement District.

City Planning and Development

**Director of City Planning & Development**

[240842](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about one acre generally located at the northeast corner of East U.S. 40 Highway and Manchester Trafficway from District B3-2 to District M1-5 to allow for light industrial uses. (CD-CPC-2024-00090)

**Director of City Planning & Development**

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

Vacating approximately 84,000 square feet of public right-of-way in Zoning District M1-5 generally located on Topping Avenue between Stadium Drive and East 32nd Street; and directing the City Clerk to record certain documents. (CD-ROW-2024-00015) \*\*\*Held until 10/01/2024\*\*\*

**Director of City Planning & Development**

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

Vacating an approximately 68,000 square feet of an improved street in Zoning District MPD generally located on Berkley Plaza between East Riverfront Road and Berkley Parkway; and directing the City Clerk to record certain documents. (CD-ROW-2022-00041) \*\*\*Held until 10/01/2024\*\*\*

**Director of City Planning & Development**

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

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

**Director of City Planning & Development**

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

RESOLUTION - Approving an amendment to the Swope Area Plan on about 11.05 acres generally located at 3427 E. 59th Street by changing the recommended land use from residential medium-high density to mixed-use community for the Swope Health Village Campus. (CD-CPC-2024-00073) \*\*\*Held until 10/01/2024\*\*\*

**Director of City Planning & Development**

[240851](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2.89 acres generally located at the southeast corner of N.E. Barry Road and Maple Woods College Road from District R-80 to District B2-2 and approving a development plan to allow for a mixed-use building. (CD-CPC-2024-00100 and CD-CPC-2024-00101).

**Director of City Planning & Development**

[240853](#) Sponsor: Director of City Planning and Development Department

Vacating an approximately 18,000 square-foot area of unimproved street in Zoning District MPD generally located at the southeast corner of Lydia Avenue and Berkley Parkway; and directing the City Clerk to record certain documents.

**Willett**

[240856](#) Sponsor: Councilmember Nathan Willett

RESOLUTION - Directing the City Manager to establish the "City United" Jersey/Uniform Grant Program for High Schools.

**Curls**

[240861](#) Sponsor: Councilmember Darrell Curls

Amending Chapter 88, Code of Ordinances, by enacting Section 88-347, Gasoline and Fuel Sales, to establish use standards for gasoline and fuel sales; repealing Section 88-610-04, Nonconforming Uses, and enacting in lieu thereof a new section of like number and subject matter for the purpose of establishing specific nonconforming use provisions for gasoline and fuel sales; enacting Section 88-805-04-N, Gasoline and Fuel Sales, to establish a definition for the use; and repealing Section 88-120-03 Table 120-1, Office, Business and Commercial Districts Use Table, and Section 88-140-03 Table 140-1, Manufacturing Districts Use Table, and enacting in lieu thereof new tables for the purpose of referencing the use standards of Section 88-327.

HELD IN COMMITTEE

**Director of Public Works**

[240721](#) Sponsor: Director of the Public Works Department

Vacating unimproved City right-of-way in Jackson County, Missouri; and upon the effective date of this ordinance, the City Clerk is hereby directed to record said ordinance in the Office of the Recorder of Deeds for Jackson County, Missouri.

**Patterson Hazley**

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

Authorizing the City Manager to execute a contract amendment with Economic Development Corporation of Kansas City, Missouri (EDC) to appoint the EDC as program administrator to assist the Central City Economic Development Sales Tax Board with implementation of economic development programs. \*\*\*Held until 10/01/2024\*\*\*

**Director of Housing and Community Development**

[240808](#) Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Central City Economic Development Tax Board for additional funding in the amount of \$400,000.00 for the Urbanity project; reducing an existing appropriation by \$400,000.00; appropriating \$400,000.00 from the Unappropriated Fund Balance; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$400,000.00 from funds appropriated in the Central City Economic Development Tax Fund.

**Director of City Planning & Development**

[240813](#) Sponsor: Director of City Planning and Development Department

Approving a development plan in District B2-2 on about 4.75 acres generally located at the northeast corner of N. Wyandotte Street and N.W. 85th Terrace to allow for two multi-unit residential buildings. (CD-CPC-2024-00071)

**Director of City Planning & Development**

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

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

**Lucas**

[240822](#) Sponsor: Mayor Quinton Lucas

Rezoning an area of about 30.68 acres generally located between Woodland Avenue on the west, East 18th Street on the south, Brooklyn Avenue on the east, and East Truman Road on the north from Districts R-1.5 and M1-5 to District MPD and approving an MPD development plan which serves as a preliminary plat and provides for approximately 1,084 units and commercial spaces in the mixed-use development. (CD-CPC-2024-00096).

**Lucas**

[240824](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Amending the Heart of the City Area Plan by amending the Proposed Land Use Plan and Map for an approximately 30.68 acre tract of land generally located at the southeast quadrant of Woodland Avenue and East Truman Road by changing the recommended land use designation from Residential Medium and Industrial to Mixed Use Neighborhood. (CD-CPC-2024-00097)

**Rea and Rogers**

[240833](#) Sponsor: Councilmember Wes Rogers

Approving a major amendment to a development plan that will also serve as a preliminary plat in District MPD on approximately 80 acres in an area generally bordered by the Missouri river on the north and west, I-29 on the east, and railroad tracks on the south, for the purpose of allowing a number of various uses within the mixed-use development in multiple phases. (CD-CPC-2024-00074)

ADDITIONAL BUSINESS

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

2. Closed Session

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

3. Those who wish to comment on proposed ordinances can email written testimony to [public.testimony@kcmo.org](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 #: 240840**

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ORDINANCE NO. 240840

Sponsor: Director of City Planning and Development Department

Approving the plat of Walnut Townhomes, an addition in Jackson County, Missouri, on approximately 0.45 acres generally located at southwest corner of East 36th Street and Walnut Street, creating eight lots and two tracts for the purpose of residential townhome development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00022)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

Section 3. That the 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 4. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Jackson County, Missouri.

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on September 4, 2024.

..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 #: 240840

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving the plat of Walnut Townhomes, an addition in Jackson County, Missouri, on approximately 0.45 acres generally located at southwest corner of East 36<sup>th</sup> Street and Walnut Street, creating eight (8) lots and two (2) tracts for the purpose of residential townhome development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00022)

### Discussion

The Preliminary Plat for this project outlined the development of 8 individually owned townhomes, including a dog park for open space, and proposed the construction of a driveway connection along East 36<sup>th</sup> Street, which will serve as the sole vehicular access to the site. This Final Plat conforms to the approved Preliminary Plat. Please see attached City Plan Commission Staff Report for additional discussion.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

### Fiscal Impact

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

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

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

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

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

## Citywide Business Plan (CWBP) Impact

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

## Prior Legislation

Case No. CD-CPC-2022-00087 – Ordinance 220599 approved by City Council on July 21, 2022, rezoned an area of about .462 acres generally located at 3600 Walnut Street from District R-6 to MPD and approved a preliminary development plan to allow for the construction of 8 townhomes.

## Service Level Impacts

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

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing the subdivision of land.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance authorizing the subdivision of land.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing the subdivision of land.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Not applicable as this is an ordinance authorizing the subdivision of land.  
[Click or tap here to enter text.](#)
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
Not applicable as this is an ordinance authorizing the subdivision of land.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)  
  
Not applicable as this is an ordinance authorizing the subdivision of land.
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)





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**File #: 240841**

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ORDINANCE NO. 240841

Sponsor: Director of City Planning and Development Department

Approving the plat of TT Acres, an addition in Jackson County, Missouri, on approximately 10 acres generally located on the south side of East 79th Street approximately 900 feet west of Little Blue Road, creating two lots for the purpose of a single unit residential development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00015)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

Section 3. That the 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 4. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Jackson County, Missouri.

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on September 4, 2024.

..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 #: 240841

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving the plat of TT Acres, an addition in Jackson County, Missouri, on approximately 10 acres generally located on the south side of East 79th Street approximately 900 feet west of Little Blue Road, creating two (2) lots for the purpose of a single unit residential development; accepting various easement; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00015)

### Discussion

The Preliminary Plat approved the development of two lots, allowing for the construction of a second house to the south of the existing home on the subject site. The Final Plat is consistent with the approved Preliminary Plat. Please see attached City Plan Commission Staff Report for full discussion.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

### Fiscal Impact

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

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

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

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

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

## Citywide Business Plan (CWBP) Impact

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

## Prior Legislation

Case No. CD-CPC-2023-00088 – On September 19, 2023, the Development Review Committee approved a Preliminary Plat in District R-80 (Residential) on about 10 acres generally located south of East 79th Street approximately 1000 feet west of Little Blue Road (15201 E 79th St) allowing for the creation of two lots.



## Service Level Impacts

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

## Other Impacts

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

Click or tap here to enter text.

  
Not applicable as this is an ordinance authorizing the subdivision of land.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
Not applicable as this is an ordinance authorizing the subdivision of land.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)  
  
Not applicable as this is an ordinance authorizing the subdivision of land.
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)





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**File #: 240846**

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ORDINANCE NO. 240846

Sponsor: Director of City Planning and Development Department

Approving the plat of Highland Plaza West Second Plat, an addition in Clay County, Missouri, on approximately 3.5 acres generally located at southwest corner of N.E. 99th Street and N. Cedar Avenue, creating two lots and one tract for the purpose of commercial development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00011)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Highland Plaza West Second 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 Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention Area(s) Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

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

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

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on August 21, 2024.

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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 #: 240846

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving the plat of Highland Plaza West Second Plat, an addition in Clay County, Missouri, on approximately 3.5 acres generally located at southwest corner of NE 99th St and N Cedar Ave, creating two (2) lots and one (1) tract for the purpose of commercial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00011)

### Discussion

This final plat creates 2 lots and 1 tract for the purpose of a commercial development. The Development Plan, which also serves as the preliminary plat, was approved by Case No. CD-CPC-2024-00002, Ordinance No. 240509 on July 27th, 2024. The development plan proposes to develop a 13,000 square foot daycare center on lot 1; lot 2 will be open for a future development. Please see CPC Staff Report for full discussion and analysis.

No waivers or deviations from the Zoning and Development Code are requested. Staff recommended approval with conditions. The City Plan Commission unanimously recommended approval with conditions.

### Fiscal Impact

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

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

The proposed ordinance authorizes construction of public infrastructure. Once completed, the infrastructure will be accepted by the city and become the City's responsibility to maintain.

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

The ordinance authorizes the subdivision of land which would not generate revenue. Future development of the land may generate revenue.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

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

## Citywide Business Plan (CWBP) Impact

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

CD-CPC-2024-00002 – Development Plan, serving as the preliminary plat, located at the southwest corner of NE 99<sup>th</sup> St and Cedar Avenue, generally located at 9880 N Cedar Ave, zoned B3-2, approved by Ordinance No. 240509 on July 27<sup>th</sup>, 2024 to allow for the construction of a day-care facility.

## Service Level Impacts

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

## Other Impacts

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

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

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

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

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

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

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

No (Press tab after selecting)

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

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

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)





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**File #: 240847**

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RESOLUTION NO. 240847

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing John Cosentino, Kylie Stock and Josephine Njoroge as successor directors to the Brookside Community Improvement District.

WHEREAS, the Brookside Community Improvement District (“District”) was established by petition of the property owners and approved by the City Council by Ordinance No. 051020; and

WHEREAS, the District’s amended petition (“Amended Petition”) was approved by City Council by Ordinance No. 130308; and

WHEREAS, the Amended Petition provides for successor directors to be appointed by the Mayor, with the consent of the City Council, according to slates which have been submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Amended Petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed as successor directors to the Brookside Community Improvement District to serve such terms as is provided for by the Amended Petition, each term to commence the date upon which the preceding term shall have expired:

John Cosentino  
Kylie Stock  
Josephine Njoroge

..end

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**No Docket  
Memo Provided  
for Ordinance  
No. 240847**



**File #: 240842**

ORDINANCE NO. 240842

Sponsor: Director of City Planning and Development Department

Rezoning an area of about one acre generally located at the northeast corner of East U.S. 40 Highway and Manchester Trafficway from District B3-2 to District M1-5 to allow for light industrial uses. (CD-CPC-2024-00090)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1445, rezoning an area of about one acre generally located at the northeast corner of East U.S. 40 Highway and Manchester Trafficway from District B3-2 (Business Three Dash Two) to District M1-5 (Manufacturing One Dash Five), said section to read as follows:

Section 88-20A-1445. That an area legally described as:

Prt NW 1/4 SW 1/4 Sec 18 49 32 daf beg pt n li Hwy-40 a dist of 217.6 ft, sely of w li sd 1/4 1/4 sec th n 30 ft th sely 75.4 ft to tpob th sely alg, n li sd hwy 112 ft th nely 200 ft th nwly 90 ft th swly 50 ft th nwly, 24.6 ft th swly 150 ft to tpob and prt NW 1/4 SW 1/4 Sec 18 49 32 beg in nely li U.S. 40 Hwy 133 ft sely of w, li sd 1/4 1/4 sec th sely 84.6 ft th n to pt 80 ft frm c/l of hwy meas at, r/a th sely parl to sd c/l 100 ft th nely at r/a to last desc course, 150 ft th nwly to pt 150 ft frm pob meas at r/a with c/l th swly 150 ft, to beg exc sely 24.6 ft meas parl to sely parcel li.

is hereby rezoned from B3-2 (Business Three Dash Two) to M1-5 (Manufacturing One Dash Five), all as shown outlined on a map marked Section 88-20A-1445, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

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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 #: 240842

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Rezoning an area of about one acre generally located at the northeast corner of East US 40 Highway and Manchester Trafficway from District B3-2 (Business three dash two) to District M1-5 (Manufacturing one dash five). (CD-CPC-2024-00090).

### Discussion

The subject site is a vacant parcel made up of two unplatted lots; it was previously a salvage/junk yard for used motor vehicles. The lots are currently zoned M1-5 and B3-2. The applicant wishes to create consistent zoning throughout the site. The Riverfront Industrial Area Plan recommends Industrial uses at this location. Please see attached City Plan Commission Staff Report for additional discussion.

Staff recommended approval without conditions. The City Plan Commission discussed the rezoning to M1-5 and future uses allowed on the lot and voted to approve without conditions.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
This is a zoning map ordinance, no funding from the city is required.
3. How does the legislation affect the current fiscal year?  
This is a zoning map ordinance, no funding from the city is required.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
This is a zoning map ordinance, no funding from the city is required.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This is a zoning map ordinance, no funding from the city is required.

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

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

**Additional Discussion (if needed)**

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

### Citywide Business Plan (CWBP) Impact

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

### Prior Legislation

Please see CPC Staff Report, there is no prior legislation.

### Service Level Impacts

Please see the CPC staff report. Low impact expected, created consistent zoning with area.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
The zoning ordinance authorizes a zoning change which is not expected to have a health impact.
2. How have those groups been engaged and involved in the development of this ordinance?  
This is a zoning map amendment, not applicable.
3. How does this legislation contribute to a sustainable Kansas City?  
The is a zoning map amendment, not applicable.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
This is a zoning map amendment, not applicable.  
Click or tap here to enter text.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
This is a zoning map amendment, not applicable.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)  
  
This is a zoning map amendment, not applicable.
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 #: 240843**

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ORDINANCE NO. 240843

Sponsor: Director of City Planning and Development Department

Vacating approximately 84,000 square feet of public right-of-way in Zoning District M1-5 generally located on Topping Avenue between Stadium Drive and East 32nd Street; and directing the City Clerk to record certain documents. (CD-ROW-2024-00015) \*\*\*Held until 10/01/2024\*\*\*

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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



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

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

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

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

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

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

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

..end



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

\_\_\_\_\_  
Recorder

By \_\_\_\_\_  
Deputy



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240843

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

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

### Discussion

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

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

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

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

### Fiscal Impact

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

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

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

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

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

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

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

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

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

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

**Citywide Business Plan (CWBP) Impact**

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

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

## Prior Legislation

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

## Service Level Impacts

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

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing the vacation of public right-of-way.

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

Not applicable as this is an ordinance authorizing the vacation of public right-of-way.  
[Click or tap here to enter text.](#)

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

Please Select (Press tab after selecting)

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

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

No(Press tab after selecting)

Click or tap here to enter text.

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



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**File #: 240848**

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ORDINANCE NO. 240848

Sponsor: Director of City Planning and Development Department

Vacating an approximately 68,000 square feet of an improved street in Zoning District MPD generally located on Berkley Plaza between East Riverfront Road and Berkley Parkway; and directing the City Clerk to record certain documents. (CD-ROW-2022-00041) \*\*\*Held until 10/01/2024\*\*\*

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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



a curve to the left with an initial tangent bearing North 65°11'55" East, having a radius of 25.000 feet through a central angle of 094°00'01", and arc distance of 41.02 feet to a point of tangency; thence North 28°48'06" West, continuing along said southwesterly right of way line, 418.03 feet to the point of beginning, containing 67,822 square feet, more or less; giving the distinct description of the street to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said street has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

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

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







# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240848

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

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

### Discussion

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

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

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

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

### Fiscal Impact

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

2. What is the funding source?

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

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

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

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

**Additional Discussion (if needed)**

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

**Citywide Business Plan (CWBP) Impact**

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

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

## Prior Legislation

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

## Service Level Impacts

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

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing the vacation of public right of way.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance authorizing the vacation of public right of way.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing the vacation of public right of way.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Not applicable as this is an ordinance authorizing the vacation of public right of way.  
Click or tap here to enter text.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

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

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



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**File #: 240849**

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ORDINANCE NO. 240849

Sponsor: Director of City Planning and Development Department

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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



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

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

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

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

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

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

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

..end

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Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney

Approved by the City Plan Commission

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Secretary

STATE OF MISSOURI )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

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

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

My term expires \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public within and for  
County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

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

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

\_\_\_\_\_  
Recorder  
  
By \_\_\_\_\_  
Deputy



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240849

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

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

### Discussion

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

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

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

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

### Fiscal Impact

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

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

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

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

**Citywide Business Plan (CWBP) Impact**

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

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

## Prior Legislation

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

## Service Level Impacts

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

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing the vacation of public right of way.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance authorizing the vacation of public right of way.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing the vacation of public right of way
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Not applicable as this is an ordinance authorizing the vacation of public right of way.  
Click or tap here to enter text.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

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

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



**File #: 240850**

RESOLUTION NO. 240850

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Swope Area Plan on about 11.05 acres generally located at 3427 E. 59th Street by changing the recommended land use from residential medium-high density to mixed-use community for the Swope Health Village Campus. (CD-CPC-2024-00073) **\*\*\*Held until 10/01/2024\*\*\***

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

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

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

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

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

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

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

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

..end



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240850

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

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

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

### Discussion

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

#### City Council Key Points

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

### Fiscal Impact

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



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

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

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

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

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

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

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

### **Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

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

There is no direct fiscal impact associated with this ordinance.

## **Citywide Business Plan (CWBP) Impact**

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

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

## Prior Legislation

240455

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

## Service Level Impacts

No impact expected.

## Other Impacts

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

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

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

Total Number of Units 145  
Number of Affordable Units 14

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

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

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

No(Press tab after selecting)

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

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



**File #: 240851**

ORDINANCE NO. 240851

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2.89 acres generally located at the southeast corner of N.E. Barry Road and Maple Woods College Road from District R-80 to District B2-2 and approving a development plan to allow for a mixed-use building. (CD-CPC-2024-00100 and CD-CPC-2024-00101).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1448, rezoning an area of about 2.89 acres generally located at the southeast corner of N.E. Barry Road and Maple Woods College Road from District R-80 (Residential 80) to District B2-2 (Neighborhood Business 2 (Dash 2)), and approving a development plan to allow for a mixed-use building, said section to read as follows:

Section 88-20A-1448. That an area legally described as:

WEST TRACT: A tract in the Southwest Quarter of the Northwest Quarter of Section 07, Township 51 North, Range 32 West in Kansas City, Clay County, Missouri, being more particularly described as follows, Surveyed and described on April 22, 2024 by John B. Young PLS- 2006016647; Commencing at the Northwest corner of said Northwest Quarter; Thence South 00°31'53" West along the West line of said Northwest Quarter, 1,588.58 feet; Thence South 89°28'07" East, 20.00 feet to the South Right-of-Way line of Highway 152 as established also being a point 226.90 feet right of centerline station 171+02.05 and being the Point of Beginning; Thence South 79°30'29" East along said South Right-of-Way line, 227.21 feet to a point 141.70 feet right of station 173+00; Thence South 61°28'04" East along said South Right-of-Way line, 131.26 feet to the West line of a 15 acre tract of land described in Book 343 at Page 310; Thence South 00°27'02" West along said West line, 204.85 feet to the North Right-of-Way line of Old Northeast Barry Road, as now established; Thence along said North Right-of-Way line the following four courses; Course one, thence North 83°40'48" West, 178.89 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 2829.79 feet and an arc length of 29.24 feet; Thence North 06°53'49" East, 5.00 feet; Thence on a curve to the right with an initial tangent bearing being North 83°06'11" West, having a radius of 2824.79 feet and

an arc length of 134.71 feet to the East Right-of-Way line of College Connection, as now established; Thence North 00°31'53" East along said East Right-of-Way line, 261.55 feet to the Point of Beginning. Containing 84,589 square feet or 1.94 acres more or less.

EAST TRACT: A tract in the Southwest Quarter of the Northwest Quarter of Section 07, Township 51 North, Range 32 West in Kansas City, Clay County, Missouri, being more particularly described as follows, Surveyed and described on April 22, 2024 by John B. Young PLS- 2006016647; Commencing at the Northwest corner of said Northwest Quarter; Thence South 00°31'53" West along the West line of said Northwest Quarter, 1,588.58 feet; Thence South 89°28'07" East, 20.00 feet to the South Right-of-Way line of Highway 152 as established also being a point 226.90 feet right of centerline station 171+02.05; Thence South 79°30'29" East along said South Right-of-Way line, 227.21 feet to a point 141.70 feet right of station 173+00; Thence South 61°28'04" East along said South Right-of-Way line, 131.26 feet to the West line of a 15 acre tract of land described in Book 343 at Page 310, also being the Point of Beginning; Thence South 61°28'04" East along said South Right-of-Way line, 220.16 feet (Deed, 218.46 feet), to a point 150.00 feet right of station 176+34.50; Thence South 49°22'03" East along said South Right-of-Way line, 213.85 feet (Deed, 215.32 feet) to the North Right-of-Way line of Old Northeast Barry Road, as now established; Thence North 83°40'48" West along said North Right-of-Way line, 359.51 feet (Deed, 358.17 feet) to said West line of a 15 acre tract of land; Thence North 00°27'02" East along said West line, 204.85 feet (Deed, 206.76 feet), to the Point of Beginning. Containing 41,565 square feet or 0.95 acres more or less is hereby rezoned from (insert existing district) to (insert proposed district), all as shown outlined on a map marked Section 88-20A (insert zoning section number), which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved, and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified

in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

3. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
7. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
8. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
9. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
10. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
11. A required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3). Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5). Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds (IFC-2018: § 503.2.3) and shall provide fire lane signage on fire access drives. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

12. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
13. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
14. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way
15. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
16. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
17. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
18. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
19. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
20. The developer shall ensure that water and fire service lines shall meet current Water Services Department rules and regulations prior to a certificate of occupancy.

21. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Kansas City Water Services Department, prior to issuance of any stream buffer permits.
22. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
23. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
24. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.
25. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
26. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.

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

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

..end

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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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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 #: 240851

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Rezoning an area of about 2.89 acres generally located at the southeast corner of NE Barry Road and Maple Woods College Road from District R-80 to District B2-2 and approving a development plan to allow for a mixed use building. (CD-CPC-2024-00100 & CD-CPC-2024-00101).

### Discussion

The proposed rezoning from R-80 to B2-2 will allow the proposed mixed use building containing 30 residential units and 15,000 square feet of ground floor commercial space. There are 2 access points proposed from Maple Woods College Rd and Old NE Barry Rd (also labeled as Maple Woods College Rd).

The development is generally expected to serve students on the MCC - Maple Woods campus to the south, but will be open and available for rent to the general public.

The approximately 3 acre site will be cleared of all vegetation for the proposed development.

The City Plan Commission voted to recommend approval with conditions for this project. See the CPC staff report for additional details.

### Fiscal Impact

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

2. What is the funding source?

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

3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing physical development on subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
The developer will construct a portion of sidewalk in the public right of way, in which the City will be responsible for future maintenance.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
The ordinance authorizes physical development of the subject property, which may generate revenue.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

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

No relevant zoning case history on the subject site.

## Service Level Impacts

The ordinance will approve development which will serve the community with residential units and commercial businesses. The proposed plan generally aligns with the KC Spirit Playbook, except for the site layout (building and parking position).

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This ordinance was not evaluated for potential health impacts.
  
2. How have those groups been engaged and involved in the development of this ordinance?  
This project complies with the public engagement requirements in section 88-505-12.
  
3. How does this legislation contribute to a sustainable Kansas City?  
This ordinance will allow 30 residential units targeted, but not limited to, MCC - Maple Woods.
  
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)  
  
 Total Number of Units 30  
 Number of Affordable Units 0
  
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

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

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

No(Press tab after selecting)

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

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



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**File #: 240853**

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ORDINANCE NO. 240853

Sponsor: Director of City Planning and Development Department

Vacating an approximately 18,000 square-foot area of unimproved street in Zoning District MPD generally located at the southeast corner of Lydia Avenue and Berkley Parkway; and directing the City Clerk to record certain documents.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that that on the 6th day of August, 2024, a petition was filed with the City Clerk of Kansas City by Ryan Hunt for the vacation of all that part of the Northwest Quarter of Section 33, Township 50, Range 33, Kansas City, Jackson County, Missouri described as follows: Commencing at the southwest corner of the Northwest Quarter of said Section 33; thence North 02°17'26" East, along the west line of said Northwest Quarter, 626.40 feet to the northerly right-of-way line of the Burlington Northern and San Francisco Railroad; thence North 66°00'08" East, along said northerly right-of-way line, 788.71 feet to the point of beginning; thence North 04°34'16" West, 171.80 feet; thence North 38°00'00" West, 136.82 feet to the southwesterly prolongation of the southeasterly right-of-way line of Highway I-29/I-35/U.S. 71; thence North 39°40'48" East, along said prolongation and southeasterly right-of-way line, 161.16 feet to the easterly right-of-way line of Lydia Avenue; thence in a southwesterly direction along said easterly right-of-way line on a curve to the left, with an initial tangent bearing of South 39°40'48" West, having a radius of 25.00 feet through a central angle of 44°15'04", an arc distance of 19.31 feet; thence South 04°34'16" East,

continuing along said easterly right-of-way line 373.39 feet to said northerly right-of-way line; thence South 66°00'08" West, along said northerly right-of-way line, 31.81 feet to the point of beginning, containing 18,434 square feet, more or less; giving the distinct description of the unimproved right of way to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said unimproved right of way has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That all that part of the Northwest Quarter of Section 33, Township 50, Range 33, Kansas City, Jackson County, Missouri described as follows: Commencing at the southwest corner of the Northwest Quarter of said Section 33; thence North 02°17'26" East, along the west line of said Northwest Quarter, 626.40 feet to the northerly right-of-way line of the Burlington Northern and San Francisco Railroad; thence North 66°00'08" East, along said northerly right-of-way line, 788.71 feet to the point of beginning; thence North 04°34'16" West, 171.80 feet; thence North 38°00'00" West, 136.82 feet to the southwesterly prolongation of the southeasterly right-of-way line of Highway I-29/I-35/U.S. 71; thence North 39°40'48" East, along said prolongation and southeasterly right-of-way line, 161.16 feet to the easterly right-of-way line of Lydia Avenue; thence in a southwesterly direction along said easterly right-of-way line on a curve to the left, with an initial tangent bearing of South 39°40'48" West, having a radius of 25.00 feet through a central angle of 44°15'04", an arc distance of 19.31 feet; thence South 04°34'16" East, continuing along said easterly right-of-way line 373.39 feet to said northerly right-of-way line; thence South 66°00'08" West, along said northerly right-of-way line, 31.81 feet to the point of beginning, containing 18,434 square feet, more or less; be and the same is hereby vacated and subject to the following conditions:

1. The applicant shall retain all utility easements and protect facilities required by AT&T.
2. The applicant shall retain all utility easements and protect facilities required by Evergy.
3. The applicant shall retain all utility easements and protect facilities required by Kansas City, Missouri Water Services.

Section 5. That the City Clerk of Kansas City, Missouri, be and she is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this

ordinance and the consent of property owners hereinbefore referred to, to be filed for record in the Recorder's Office in Jackson County, Missouri.

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

..end

Approved as to form:

Sarah Baxter  
Senior Associate City Attorney

Approved by the City Plan Commission

Secretary

STATE OF MISSOURI )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

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

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

My term expires \_\_\_\_\_, 20\_\_\_\_.

Notary Public within and for  
County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )



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

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

\_\_\_\_\_  
Recorder

By \_\_\_\_\_  
Deputy



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240853

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Vacating an approximately 18,000 square feet unimproved street in Zoning District MPD (Master Planned Development) generally located at the southeast corner of Lydia Avenue and Berkley Parkway and directing the City Clerk to record certain documents. (CD-ROW-2024-00017)

### Discussion

The street proposed for vacation is an unimproved right-of-way located at the southeast corner of Berkley Parkway and Lydia Avenue, within the Berkley Riverfront Master Planned Development. This right-of-way remains as a remnant from the reconfiguration of the I-35/I-29 interchange with Front Street and Berkley Parkway.

The public right-of-way contains both public and private utilities. Public utilities within this area are managed by Water Services, and the applicant is required to retain and protect these utilities. Private utilities include Evergy and AT&T, both of which necessitate the protection of their facilities and the retention of an easement for continued access and maintenance.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

### Fiscal Impact

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

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

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

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

**Citywide Business Plan (CWBP) Impact**

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

## Prior Legislation

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

## Service Level Impacts

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

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing the vacation of public right of way.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance authorizing the vacation of public right of way.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing the vacation of public right of way.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Not applicable as this is an ordinance authorizing the vacation of public right of way.  
[Click or tap here to enter text.](#)
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
Not applicable as this is an ordinance authorizing the vacation of public right of way.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)

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

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



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**File #: 240856**

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RESOLUTION NO. 240856

Sponsor: Councilmember Nathan Willett

RESOLUTION - Directing the City Manager to establish the “City United” Jersey/Uniform Grant Program for High Schools.

WHEREAS, the goal of the “City United” Jersey/Uniform Grant Program (the “Program”) is to increase community pride, celebrate community service, and connect high school student athletes across our city through our common love of sports and good citizenship; and

WHEREAS, as a part of the Program, the City will curate and purchase custom uniforms that combine the spirit of Kansas City and each selected school; and

WHEREAS, the Program will be piloted for the 2024-2025 high school basketball season; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is directed to establish the “City United” Jersey/Uniform Grant Program for selected high schools located in Kansas City, Missouri that considers the following criteria and program elements:

- a. School must have Kansas City, Missouri students attend the school;
- b. Teams must apply for the “City United” jerseys;
- c. Limit one men’s basketball team and one women’s basketball team from each Council District for selection;
- d. Teams must commit to two (2) service projects as a team (one in the area around their school & one partnered with another team in a different part of the city);
- e. Propose a “City United” home game where the selected schools will wear the jerseys and the City will promote the game, the importance of sportsmanship and community.

Section 2. That the City Manager is directed to identify a funding source not to exceed \$15,000.00 for the Program and to report on the specifics of the Program within 10 days of passage of this ordinance.

..end

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**No Docket  
Memo Provided  
for Ordinance  
No. 240856**





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**File #: 240861**

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ORDINANCE NO. 240861

Sponsor: Councilmember Darrell Curls

Amending Chapter 88, Code of Ordinances, by enacting Section 88-347, Gasoline and Fuel Sales, to establish use standards for gasoline and fuel sales; repealing Section 88-610-04, Nonconforming Uses, and enacting in lieu thereof a new section of like number and subject matter for the purpose of establishing specific nonconforming use provisions for gasoline and fuel sales; enacting Section 88-805-04-N, Gasoline and Fuel Sales, to establish a definition for the use; and repealing Section 88-120-03 Table 120-1, Office, Business and Commercial Districts Use Table, and Section 88-140-03 Table 140-1, Manufacturing Districts Use Table, and enacting in lieu thereof new tables for the purpose of referencing the use standards of Section 88-327.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Amending Chapter 88, Code of Ordinances, by enacting Section 88-347, Gasoline and Fuel Sales, to establish use standards for gasoline and fuel sales, said section to read as follows:

**88-347 - GASOLINE AND FUEL SALES**

**88-347-01-A. APPLICABILITY**

The following standards apply to gasoline and fuel sales uses in all districts. Unless expressly stated otherwise, existing gasoline and fuel sales uses shall demonstrate compliance with these standards at such time that modifications to the use, property, or building are made as set forth below.

1. New Development. Full compliance with this section is required for all new structures.
2. Enlargements and Expansions. Full compliance with this section is required for any improvements or modifications that constitute a major amendment pursuant to Section 88-525-14-A, regardless of whether the gasoline and fuel sales use holds a special use permit. Full compliance with this section is required only for the enlargement or expansion area.
3. Façade Changes. Compliance with building design and operations standards of this ordinance is required for façade changes to existing buildings.

4. Change of Use or Occupancy. Compliance with parking and loading, screening and fencing, and signage standards is required whenever the use or occupancy of a property changes.

**88-347-01-B. EXEMPTIONS**

New gasoline and fuel sales uses may be approved through an approved development plan pursuant to 88-517-09-D without a special use permit. The new gasoline and fuel sales establishment shall comply with the standards of this section.

**88-347-02 - DESIGN STANDARDS**

**88-347-02-A. Location**

1. No such establishment shall be located within 2,000 feet of any existing gasoline or fuel sales establishment, measured pursuant to Section 88-820-15.
2. No such establishment shall be located within 200 feet of a residential (R) zoning district, measured per Section 88-820-15.

**88-347-02-B. Site & Building Layout**

1. All public entrances and exits shall be visible from a street.
2. Any exterior seating areas shall be located adjacent to the front or side of a building.
3. Areas intended for public access shall be clearly delineated from private areas through design elements including but not limited to landscaping, decorative fencing, and lighting.
4. The primary public entrance shall be a minimum of 35% transparency, lying between 3 feet and 10 feet above adjacent outside grade.
5. Glass in ground floor windows, doors, and display windows shall be transparent or lightly tinted, maintain a visible light transmittance from both inside and outside with a minimum visible light transmission (VLT) of 35%. Mirrored or darkly tinted glass is not permitted.

**88-347-02-C. Landscaping and Screening**

1. Garbage receptacles, dumpsters, open storage areas and/or mechanical equipment must be a minimum twenty-five (25) feet from any property zoned for detached residential uses, screened in accordance with 88-425-08, and remain in compliance with Chapter 48.
2. Dumpster enclosures shall have securable or lockable gates. Failure to secure the gate when not in use shall constitute a violation of this provision.
3. The dumpster enclosure gate/entrance shall be either;
  - a. Raised 6 inches to 1 foot from the ground, or
  - b. Constructed of slats with 2 inch spacing.

All sides and elevations of buildings or walls visible from public right-of-way or an adjacent parcel must be architecturally finished and maintained.

**88-347-02-D. Lighting**

1. Building-mounted downlighting is required on all sides of the building accessible to pedestrians.
2. Pedestrian-scaled lighting is required along all pedestrian routes.
3. All lighting shall be controlled by photoelectric means.
4. Light levels shall be in accordance with the following standards:
  - a. Minimum lighting levels of 5.0 foot-candles shall be maintained all building entrances.
  - b. Canopy structures shall include a minimum lighting level of 10.0 foot-candles and a maximum lighting level of 45.0 foot-candles. Fuel pumps not covered by a canopy shall be lit with a minimum lighting level of 5.0 foot-candles.
  - c. Lighting under any canopy area shall use recessed fixtures.
  - d. Photometric levels adjacent to a dumpster shall be a minimum of 5.0 foot-candles.
5. Unshielded decorative lighting that causes glare, including but not limited to luminous tube (neon), string, rope, tape LED, fluorescent, or other similar lighting is prohibited unless explicitly identified on building elevations and approved through a special use permit.
6. No light pole shall exceed 22 feet in height.

**88-347-03. Operations**

1. Operations shall be in full compliance with all City Code, including the Zoning Ordinance, Nuisance Code, and Building Code.
2. Property Maintenance
  - a. Views of windows, building address numbers, walkways and the line of vision to the establishment from the public right-of-way, except for street trees. Street trees are permitted to be located within the line of vision.
  - b. Reasonable pruning, trimming, or other suitable and acceptable methods shall be used to control vegetation. Vegetation and landscape areas shall be maintained substantially debris-free, neat and orderly in appearance, and in healthy growing condition. Dead vegetation shall be removed or replaced.
  - c. Vegetation shall not interfere or obstruct any lighting required by this Chapter.

d. The passage or movement of pedestrians or vehicles on any sidewalk, driveway, parking lot, or any other area intended for the use of pedestrians or vehicles shall not be obstructed or interfered with by vegetative overgrowth.

3. Outdoor display areas (i.e. ice coolers, propane exchange lockers, display of firewood, windshield wiper fluid) shall not be located in front of windows.

Section 2. Amending Chapter 88, Code of Ordinances, by repealing Section 88-610-04, Nonconforming Uses, and enacting in lieu thereof a new section of like number and subject matter for the purpose of establishing specific nonconforming use provisions for gasoline and fuel sales, said section to read as follows:

**88-610-04 NONCONFORMING USES**

**88-610-04-A. DESCRIPTION**

A nonconforming use is a land use that was lawfully established in accordance with all zoning regulations in effect at the time of its establishment but that is no longer allowed by the use regulations of the zoning district in which the use is now located. Lawfully established uses that do not comply with separation distance requirements are also deemed nonconforming uses.

**88-610-04-B. CHANGE OF USE**

1. A nonconforming use may be changed to any other use that is allowed in the subject zoning district. Once changed to a conforming use, a nonconforming use may not be re-established.

2. The city planning and development director is authorized to approve a use substitution allowing one nonconforming use to be changed to another use that is classified in the same use category (see 88-805) or to another functionally similar use. In order to approve a use substitution, the city planning and development director must determine that the substituted use will create no greater adverse impacts on the surrounding area than the previous use. In making such a determination, the city planning and development director must consider all of the following factors:

- (a) hours of operation,
- (b) vehicular traffic;
- (c) the number of employees and other people expected to be attracted to the use; and
- (d) other factors likely to affect the neighborhood in which it is located.

3. All nonconforming signage for the existing use must be removed and all signage for the proposed use must conform to the underlying district in which it is located unless otherwise approved by the board of zoning adjustment.

4. A nonconforming use of open land may not be changed to any other nonconforming use of open land.

**88-610-04-C. EXPANSION OF USE**

1. Except as otherwise expressly stated, the city planning and development director is authorized to approve expansion of a nonconforming use into another part of the same building or accessory building existing at such time the non-conforming use was established through the administrative adjustment process, provided that the city planning and development director determines that such expansion:

- a. will not result in a violation of off-street parking or loading requirements;
- b. will not violate any applicable lot or building standards;
- c. will not result in greater adverse impacts on the surrounding area; and
- d. is not expressly prohibited by 88-610-04-C-2.

2. The following nonconforming uses may not be expanded:

- a. a nonconforming use of open land; or
- b. a nonconforming industrial or manufacturing use in an R district.

**88-610-04-D. LOSS OF NONCONFORMING STATUS**

**1. DISCONTINUANCE**

Once a nonconforming use is discontinued, its nonconforming status is lost and any subsequent use of the property must comply with the regulations of the zoning district in which it is located. When a nonconforming use of open land ceases for a period of 90 consecutive days or more, it will be considered discontinued. Other nonconforming uses will be considered discontinued when any of the following occurs:

- a. the intent of the owner to discontinue all uses in the structure is apparent;
- b. the building or structure ceases to be used in a nonconforming manner for a period of 12 consecutive months.
- c. no use has been maintained in the structure for a period of 12 months or more;
- d. a demolition permit has been applied for;
- e. all equipment and furnishings have been removed from the premises and have not been replaced by similar or other equipment and furnishings within 180 days;
- f. the use was required to obtain a certificate of legal nonconformance and did not obtain such certificate within the timeframe required; or
- g. the property has been used for illegal activities or the use has failed to comply with city ordinances or with state or federal law.

h. The vacancy of a portion of the units in a multi-unit building will not be deemed a discontinuance of the nonconforming use of the building.

**2. NOTICE OF DISCONTINUANCE**

Notice of discontinuance of certificates of legal nonconformance must be provided as follows:

a. Upon receipt of evidence that a legal nonconformance that has a certificate of legal nonconformance has been discontinued, the city planning and development director must promptly notify the owner that an order will be issued revoking the certificate of legal nonconformance, absent proof that such nonconformance has not been discontinued.

b. The owner of the legal nonconformance will be given a period of 30 days from the date of receipt of notice from the city planning and development director to submit evidence that the legal nonconformance was not discontinued.

c. At the expiration of 30 days or as soon thereafter as possible, the city planning and development director must issue an order revoking or refusing to revoke the certificate of legal nonconformance. The decision of the city planning and development director is final unless appealed to the board of zoning adjustment within 15 days of the order of the city planning and development director.

d. This notice procedure is not applicable to a nonconformity which does not have a certificate of legal nonconformance.

**3. CHANGE TO A CONFORMING USE**

If a nonconforming use is changed to a conforming use, no matter how short the period of time, all nonconforming use rights are lost and reestablishment of the nonconforming use is prohibited.

**4. INTENTIONAL DESTRUCTION**

When a structure containing a nonconforming use is intentionally damaged by causes within the control of the owner, re-establishment of the nonconforming use is prohibited.

**5. ACCIDENTAL DAMAGE OR DESTRUCTION**

a. When more than 50% of the volume of a structure containing a nonconforming use is destroyed or damaged the use may not be restored except in conformance with the regulations of the zoning district in which it is located.

b. When 50% or less of the volume of a structure containing a nonconforming use is accidentally (by causes that are not within the control of the property owner or tenant) destroyed or damaged the use may be restored or repaired provided that no new nonconformities are created and that the existing nonconforming situation is not increased. A building permit to reconstruct a destroyed or damaged structure must be obtained within 6 months of the date of occurrence of such damage, and once issued, construction must be diligently pursued or the nonconformity will be considered to be discontinued.

c. The determination of the extent of damage or destruction rests with the city planning and development director, based on evidence provided by the property owner.

d. No permit for restoration may be issued by the city planning and development director unless a certificate of legal nonconformance is presented with the request for a permit.

e. Notwithstanding the foregoing, if a nonconforming use was lawfully established in accordance with a development plan approved by the City Council, the use may be rebuilt in accordance with said development plan.

**6. REUSE OF HISTORIC COMMERCIAL STRUCTURE**

To encourage the reuse of designated landmarks, the board of zoning adjustment is authorized to approve continuance or re-establishment of the original use of a structure that is on the National Register of Historic Places or which has been locally designated as a landmark regardless of the period of discontinuance or vacancy or that has received the federal rehabilitation tax credit for buildings other than certified historic structures built before 1936 in accordance with Public Law 101-508; 26 U.S.C. 47 of the Federal Code as adopted on November 5, 1990. In approving such continuance or re-establishment, the board of zoning adjustment must follow the special use procedures of Article 88-525.

**7. REUSE OF OFFICIALLY DESIGNATED HISTORIC LANDMARK (LOCAL OR NATIONAL)**

To encourage the reuse of designated landmarks, the board of zoning adjustment is authorized to approve continuance or re-establishment of the original use of a structure and signage that is on the National Register of Historic Places or which has been locally designated as a landmark regardless of the period of discontinuance or vacancy or that has received the federal rehabilitation tax credit for buildings other than certified historic structures built before 1936 in accordance with Public Law 101-508; 26 U.S.C. 47 of the Federal Code as adopted on November 5, 1990. In approving such continuance or re-establishment, the board of zoning adjustment must follow the special use procedures of 88-525.

**88-610-04-E. NONCONFORMING ADULT BUSINESS USES**

1. Each of the following will be considered a unique and separate adult business: adult cabaret, adult media store (which will be considered a single use even if it also includes adult books and other printed matter); massage shop, modeling studio, bathhouse, adult motion picture theater and/or sex shop.

2. An adult media store is a less intensive use than a sex shop. Any nonconforming sex shop use may be converted to a nonconforming adult media store use at any time with written notice provided to the city planning and development director and without any further approvals or actions required by the city. If a nonconforming sex shop use is converted to a nonconforming adult media store use, the nonconforming sex shop use may not be re-established.

3. Except as provided in 88-610-04-E.2, when a certificate of legal nonconformance establishes a right to operate one or more adult businesses at a particular location, only the business or businesses specifically identified in the certificate of legal nonconformance is allowed and no other adult business are allowed as a nonconforming use at that particular location. The city planning and development director has no authority to authorize a change to a

certificate of legal nonconformance for an adult business use except as expressly provided in this article (88-610).

4. Certificates of legal nonconformance issued for an adult business apply to all nonconforming aspects of the adult business, including the separation requirements expressly established for adult businesses.

5. Notwithstanding other provisions of this article (88-610), a nonconforming adult business that includes one or more nonconforming motion picture arcade booths for which there is a certificate of legal nonconformance will be allowed to relocate the motion picture arcade booths in conjunction with relocation of the principal business, subject to the following terms:

(a) the motion picture arcade booths may be relocated only if the relocation involves all adult businesses or all aspects of the adult businesses on the premises that are nonconforming;

(b) not more than the number of motion picture arcade booths actually shown on the certificate of legal nonconformance or proven by the applicant to be subject to the certificate of legal nonconformance in operation on the date of application for relocation may be relocated;

(c) the motion picture arcade booths may be relocated only in conjunction with the relocation of all adult businesses or all nonconforming aspects of the adult businesses;

(d) the location to which the motion picture arcade booths are relocated must conform in all respects to this zoning and development code as to all other aspects of the adult business, including separation and other requirements specifically applicable to the adult business that is relocating;

(e) the relocated motion picture arcade booths must conform fully with the requirements of section 12-67 of the Code of Ordinances, including the design requirements;

(f) after such relocation, the motion picture arcade booths will be the subject of a certificate of legal nonconformance as though they had always been at the new location, except that the certificate of legal nonconformance must, on its face, reflect the fact of the relocation and the actual history of the booths involved. Any relocation of an adult business, including motion picture arcade booths, must be approved by the city planning and development director upon receipt of a written request and such other information that the city planning and development director may request. The standards applied to the determination of approval or denial must be the conditions set forth in this subsection. Upon approval of the relocation of the adult business with the motion picture arcade booths, the certificate of legal nonconformance for the previous location will be void.

6. No building arranged or designed for or devoted to a nonconforming adult business may be extended or enlarged or structurally altered; provided however that alterations to the roofs of structures, including roof pitches, may be approved by the city planning and development director if the alteration does not increase the floor area or usable space of the structure and that establishments with "media rooms," "preview rooms" or other spaces created as exempt from Second Committee Substitute for Ordinance No. 970827, as amended, hereinafter referred to as



"Ordinance 970827" as codified at section 12-275 through section 12-283, because they were nominally designed to seat 10 or more people, have until May 1, 1999, to remove the doors from those rooms and to take other actions to bring those spaces into compliance with section 12-67(a)(1), (2) and (3). As an alternative, the establishment may replace those rooms with no more than the number of motion picture arcade booths existing in the same space prior to the passage of Ordinance No. 970827, on July 3, 1997, provided that each and every replacement motion picture arcade booth must fully conform to the requirements of this section, and particularly with section 12-67(a)(1), (2) and (3); any booths created by conversion under this section will be treated as legal nonconforming uses, as though they had existed continuously from the date of passage of Ordinance No. 970827 until passage of Second Committee Substitute for Ordinance No. 981270.

7. Notwithstanding any other provisions of this article (88-610), an adult cabaret operating under a certificate of legal nonconformance and providing entertainment that does not comply with the provisions of Chapter 10 may convert to an adult cabaret providing entertainment that does comply with Chapter 10. At the time of such conversion, the city planning and development director may issue a new certificate that allows the expansion of the adult cabaret providing entertainment complying with the provision of Chapter 10, to include additional floor area within the confines of the structure of the existing building in which the adult cabaret is located, provided that the applicable off-street parking requirements of this zoning and development code are met, and provided that the converted adult cabaret becomes a less intensive use. Parking facilities must be in the same ownership as the lot to be served unless otherwise permitted under terms approved by the city planning and development director. The city planning and development director may approve a development plan without required on-site parking when the parking provided is consistent with solid planning principles in consideration of anticipated use, mass transit accessibility, and off-site parking availability. The parking provided on the development plan must remain available and will be the basis of a violation if not provided. Any adult cabaret that converts as above may not thereafter convert back to providing entertainment that does not comply with Chapter 10. The converted adult cabaret must comply with the following regarding signage and displays:

- (a) The facility in which such use is located is limited to one wall-mounted sign not to exceed a total of 50 square feet.
- (b) The sign may not flash, blink or move by mechanical means and may not extend above the roof line of the building.
- (c) No merchandise or pictures of products or entertainment on the premises may be displayed in window areas or any area where such merchandise or pictures can be viewed from the sidewalk in front of the building.
- (d) No flashing lights or lighting that leaves the impression of motion or movement is permitted.

**88-610-04-F. NONCONFORMING GASOLINE AND FUEL SALES**

1. Certificates of legal nonconformance issued for gasoline and fuel sales shall apply to all nonconforming aspects of the gasoline and fuel sales, including the separation requirements expressly established in 88-347.

2. Gasoline and fuel sales operating under a certificate of legal nonconformance may expand the existing structure or construct a new structure in compliance with the design standards requirements of 88-347-B through D.

Section 3. Amending Chapter 88, Code of Ordinances, by enacting a new Section 88-805-04-N, Gasoline and Fuel Sales, to establish a definition for the use, said section to read as follows:

**88-805-04-N. GASOLINE AND FUEL SALES**

Uses primarily engaged in retail sales of personal automobile and vehicle fuels, including principal and accessory structures associated with fuel sales, including DC fast charging, rapid, or level 3 battery charging stations, battery exchange stations and retail electric charging of vehicles.

Section 4. Amending Chapter 88, Code of Ordinances, by repealing Section 88-120-03 Table 120-1, Office, Business and Commercial Districts Use Table; and Section 88-140-03 Table 140-1, Manufacturing Districts Use Table, and enacting in lieu thereof new tables for the purpose of referencing the use standards of Section 88-327, said sections to read as follows:

<b>Table 120-1 Office, Business, and Commercial Districts Use Table</b>						
<b>USE GROUP</b> (refer to <b>88-805</b> <a href="https://library.municode.com/mo/kansas/codes/zoning_and_development/code?nodeId=ZODECOKAMI_800_SERIESTEME_88-805USGRCA">https://library.municode.com/mo/kansas/codes/zoning_and_development/code?nodeId=ZODECOKAMI_800_SERIESTEME_88-805USGRCA</a> ) <b>Use Groups and Categories</b> ) <b>ZONING DISTRICT Use Standards</b>						
<b>Use Category » specific use type</b>	<b>O</b>	<b>B1</b>	<b>B2</b>	<b>B3</b>	<b>B4</b>	
<b>RESIDENTIAL</b>						
<b>Household Living</b>						
» Detached houses	P	P	P	P	P	88-120-03-H.3
» In any other residential building type	-	P	P	P	P	88-323 <a href="https://library.municode.com/mo/kansas/codes/zoning_and_development/code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-323BOPAST">https://library.municode.com/mo/kansas/codes/zoning_and_development/code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-323BOPAST</a>
» In mixed-use building	P	P	P	P	P	
<b>Group Living</b>	P	P	P	P	P[5]	
<b>PUBLIC/CIVIC</b>						
<b>Bicycle Sharing Facilities</b>	P	P	P	P	P	88-322 <a href="https://library.municode.com/mo/kansas/codes/zoning_and_development/code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-323BOPAST">https://library.municode.com/mo/kansas/codes/zoning_and_development/code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-323BOPAST</a>

						<a href="http://y.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE88-322BIARFA">y.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE88-322BIARFA</a>
<b>Club, Lodge, or Fraternal Organization</b>	P	P	P	P	P[5 for Ground Floor Uses]	
<b>College/University</b>	P	P	P	P	P[5 for Ground Floor Uses]	
<b>Day Care</b>						
» Home-based (1-5)	P	P	P	P	P[5 for Ground Floor Uses]	
» Family (up to 10)	P	P	P	P	P[5 for Ground Floor Uses]	
» Group (up to 20)	P	P	P	P	P[5 for Ground Floor Uses]	
» Center (21+)	P	P	P	P	P[5 for Ground Floor Uses]	
<b>Hospital</b>	S	P	P	P	P[5 for Ground Floor Uses]	
<b>Library/Museum/Cultural Exhibit</b>	P	P	P	P	P	
<b>Park/Recreation</b>	P	P	P	P	P	
<b>Religious Assembly</b>	P	P	P	P	P	
<b>Safety Service</b>						
» Fire station	P	P	P	P	P[4]	
» Police station	P	P	P	P	P	
» Ambulance service	S	S	S	P	P[4]	
<b>School</b>	P	P	P	P	P[5 for Ground Floor Uses]	
<b>Utilities and Services (except as noted</b>	S[1]	S[1]	S[1]	S[1]	S[1][5]	

below)						
» Basic, minor	P	P	P	P	P	88-425-08-B
<b>COMMERCIAL</b>						
<b>Adult Business</b>						
» Adult media store	-	-	P[1]	P[1]	P[1][4]	88-310-03 < <a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOKAMI300SERIESUSRE88-310ADBUADME88-310-03BUCAADME">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOKAMI300SERIESUSRE88-310ADBUADME88-310-03BUCAADME</a> >
» Adult motion picture theater	-	-	-	P[1]	P[1][4]	88-310-02 < <a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOKAMI300SERIESUSRE88-310ADBUADME88-310-02ADMOPITHSESHADMEST">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOKAMI300SERIESUSRE88-310ADBUADME88-310-02ADMOPITHSESHADMEST</a> >
» Sex shop	-	-	-	P[1]	P[1][4]	88-310-02 < <a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development">https://library.municode.com/mo/kansas_city/codes/zoning_and_development</a>

						<a href="#">code?nodeId=ZODECOKAMI300SERIESUSRE88-310ADBUADME88-310-02ADMOPITHSESHADMEST&gt;</a>
<b>Animal Service</b>						
» Sales and grooming	-	P	P	P	P	88-315 <a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOKAMI300SERIESUSRE88-315ANSE">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOKAMI300SERIESUSRE88-315ANSE</a>
» Shelter or boarding	-	-	P	P	P[4]	88-315 <a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOKAMI300SERIESUSRE88-315ANSE">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOKAMI300SERIESUSRE88-315ANSE</a>
» Stable	-	-	-	-	S[4]	88-315 <a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOKAMI300SERIESUSRE88-315ANSE">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOKAMI300SERIESUSRE88-315ANSE</a>

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» Veterinary	-	-	P	P	P[5 for Ground Floor Uses]	<u>88-315 &lt;<a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK-AMI-300-SE-RIESUSRE-88-315ANSE">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK-AMI-300-SE-RIESUSRE-88-315ANSE</a>&gt;</u>
<b>Artist Work or Sales Space</b>	-	P	P	P	P	
<b>Building Maintenance Service</b>	-	-	-	P	P[5]	
<b>Business Equipment Sales and Service</b>	-	-	P	P	P	
<b>Business Support Service (except as noted below)</b>	-	-	P	P	P[5]	
» Day labor employment agency	-	-	-	-	S[1][4]	<u>88-331 &lt;<a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK-AMI-300-SE-RIESUSRE-88-331DALAE-MAG">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK-AMI-300-SE-RIESUSRE-88-331DALAE-MAG</a>&gt;</u>
<b>Communications Service Establishments</b>	P/S	P/S	P/S	P/S	P/S[5]	<u>88-327 &lt;<a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId</a>&gt;</u>

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<b>Drive-Through Facility</b>	-	-	P[2]	P[2]	P[2]	<u>88-338</u> <u>&lt;<a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId</a></u> <u>=ZODECOK</u> <u>AMI 300 SE</u> <u>RIESUSRE</u> <u>88-</u> <u>338DODE&gt;</u> <u>and 88-340</u> <u>&lt;<a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId</a></u> <u>=ZODECOK</u> <u>AMI 300 SE</u> <u>RIESUSRE</u> <u>88-</u> <u>340DRROFA</u> <u>≥</u>
<b>Eating and Drinking Establishments (except as noted below)</b>	P	P	P	P	P	
» Tavern or nightclub	-	-	P	P	P	
<b>Entertainment Venues and Spectator Sports</b>						
» Indoor small venue (1-149 capacity)	-	-	P	P	P[5 for Ground Floor Uses]	
» Indoor medium venue (150-499 capacity)	-	-	S	P	P[5 for Ground Floor Uses]	
» Indoor large venue (500+ capacity)	-	-	-	S	P[5 for Ground	



					Floor Uses]	
» Outdoor (all sizes)	-	-	-	S	P[5]	
<b>Financial Services (except as noted below)</b>	S	P	P	P	P	
» Pawn shop	-	P	P	P	P	
» Short-term loan establishment	-	-	P[1]	P[1]	P[1][4]	88-325 < <a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK_AMI_300_SERIESUSRE_88-325SHRML_OES">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK_AMI_300_SERIESUSRE_88-325SHRML_OES</a> >
<b>Food and Beverage Retail Sales</b>	-	P	P	P	P	
<b>Funeral and Interment Service</b>						
» Cemetery/columbarium/mausoleum	S	S	S	S	S	88-345 < <a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK_AMI_300_SERIESUSRE_88-345FUINSE">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK_AMI_300_SERIESUSRE_88-345FUINSE</a> >
» Cremating	-	S	S	S	S	88-345-02 < <a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK_AMI_300_SERIESUSRE_88-345-02">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK_AMI_300_SERIESUSRE_88-345-02</a> >

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» Undertaking	-	S	P	P	P[5]	88-345 < <a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-345FUINSE">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-345FUINSE</a> >
<b>Gasoline and Fuel Sales</b> - S[3] S[3] S[3] S[3][5] 88-323 < <a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-323BOPAST">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-323BOPAST</a> > 88-347						
<b>Lodging</b>						
» Bed and Breakfast	-	P	P	P	P[5 for Ground Floor Uses]	88-320 < <a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-320BEBR">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOKAMI_300_SERIESUSRE_88-320BEBR</a> >
» Hotel/motel	-	-	-	P[2]	P[2]	88-323 < <a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId</a>

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» Recreational vehicle park	-	-	-	S[1]	S[1][4]	
» Short term rental, non resident	-	P	P	P	P	Chapter 56
» Short term rental, resident	-	P	P	P	P	Chapter 56
<b>Mobile Vendor Park</b>	-	-	-	P	P	88-358 < <a codes="" href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=&lt;u&gt;=ZODECOK&lt;/u&gt;&lt;br/&gt;&lt;u&gt;AMI 300 SE&lt;/u&gt;&lt;br/&gt;&lt;u&gt;RIESUSRE&lt;/u&gt;&lt;br/&gt;&lt;u&gt;88-&lt;/u&gt;&lt;br/&gt;&lt;u&gt;358MOVEP&lt;/u&gt;&lt;br/&gt;&lt;u&gt;A&gt;&lt;/a&gt;&gt;&lt;/td&gt; &lt;/tr&gt; &lt;tr&gt; &lt;td&gt;&lt;b&gt;Office, Administrative, Professional or General&lt;/b&gt;&lt;/td&gt; &lt;td&gt;P&lt;/td&gt; &lt;td&gt;P&lt;/td&gt; &lt;td&gt;P&lt;/td&gt; &lt;td&gt;P&lt;/td&gt; &lt;td&gt;P[5 for Ground Floor Uses]&lt;/td&gt; &lt;td&gt;&lt;/td&gt; &lt;/tr&gt; &lt;tr&gt; &lt;td&gt;&lt;b&gt;Office, Medical&lt;/b&gt;&lt;/td&gt; &lt;td&gt;P&lt;/td&gt; &lt;td&gt;P&lt;/td&gt; &lt;td&gt;P&lt;/td&gt; &lt;td&gt;P&lt;/td&gt; &lt;td&gt;P[5 for Ground Floor Uses]&lt;/td&gt; &lt;td&gt;&lt;/td&gt; &lt;/tr&gt; &lt;tr&gt; &lt;td&gt;» Blood/plasma center&lt;/td&gt; &lt;td&gt;-&lt;/td&gt; &lt;td&gt;-&lt;/td&gt; &lt;td&gt;-&lt;/td&gt; &lt;td&gt;S&lt;/td&gt; &lt;td&gt;S&lt;/td&gt; &lt;td&gt;&lt;/td&gt; &lt;/tr&gt; &lt;tr&gt; &lt;td&gt;&lt;b&gt;Parking, Accessory&lt;/b&gt;&lt;/td&gt; &lt;td&gt;P&lt;/td&gt; &lt;td&gt;P&lt;/td&gt; &lt;td&gt;P&lt;/td&gt; &lt;td&gt;P&lt;/td&gt; &lt;td&gt;P&lt;/td&gt; &lt;td&gt;88-323&lt;br/&gt;&lt;&lt;a href=" https:="" kansas_city="" library.municode.com="" mo="" zoning_and_development_code?nodeid="&lt;u">=ZODECOK <u>AMI 300 SE</u> <u>RIESUSRE</u> <u>88-</u> <u>323BOPAST</u> <u>≥</u></a> >
<b>Parking, Non-accessory</b>	-	-	S[1]	P[1]	P[1]	
<b>Personal Improvement Service</b>	P	P	P	P	P	

<b>Repair or Laundry Service, Consumer</b>	-	P	P	P	P	
<b>Research Service</b>	P	P	P	P	P[5 for Ground Floor Uses]	
<b>Retail Sales</b>	-	P	P	P	P	
» Outdoor Retail Sales - Class A	-	P	P	P	P	<a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK_AMI_300_SERIESUSRE_88-366RESA_88-366-01OURESALAA">88-366-01 &lt;https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK_AMI_300_SERIESUSRE_88-366RESA_88-366-01OURESALAA&gt;</a>
» Outdoor Retail Sales - Class B	-	-	-	P	P[4]	<a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK_AMI_300_SERIESUSRE_88-366RESA_88-366-02OURESALAB">88-366-02 &lt;https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK_AMI_300_SERIESUSRE_88-366RESA_88-366-02OURESALAB&gt;</a>
<b>Reuse of officially designated historic landmark (local or national) if proposed use is not permitted</b>	S	S	S	S	S	
<b>Sports and Recreation, Participant</b>						
» Indoor	-	P	P	P	P[5 for Ground Floor Uses]	
» Outdoor	-	-	-	P	P[5 for	

					Ground Floor Uses]	
<b>Vehicle Sales and Service</b>						
» Car wash/cleaning service	-	-	S[1]	P[1]	P[1][5, if not within a parking structure]	
» Heavy equipment sales/rental	-	-	-	S[1]	P[1][4]	
» Light equipment sales/rental (indoor)	-	-	P[2]	P[2]	P[2]	88-323 < <a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK_AMI_300_SERIESUSRE_88-323BOPAST">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK_AMI_300_SERIESUSRE_88-323BOPAST</a> ≥
» Light equipment sales/rental (outdoor)	-	-	S[1]	S[1]	P[1][5, if not within a parking structure]	
» Motor vehicle repair, limited	-	-	S[2]	P[2]	P[2][5]	88-323 < <a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK_AMI_300_SERIESUSRE_88-323BOPAST">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK_AMI_300_SERIESUSRE_88-323BOPAST</a> ≥
» Motor vehicle repair, general	-	-	-	S[2]	P[2][5]	88-323 < <a href="https://library.municode.com/mo/kansas_city/codes/zoning_and">https://library.municode.com/mo/kansas_city/codes/zoning_and</a>

						development code?nodeId =ZODECOK AMI 300 SE RIESUSRE 88- 323BOPAST ≥
» Vehicle storage/towing	-	-	-	-	P[1][4]	88-375 < <a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOKAMI300SERIESUSRE88-375VESTTO">https://library.municode.com/mo/kansas_city/codes/zoning and development code?nodeId=ZODECOKAMI 300 SERIESUSRE 88-375VESTTO</a> ≥
<b>INDUSTRIAL</b>						
<b>Manufacturing, Production and Industrial Service</b>						
» Artisan	-	P/S	P	P	P	88-318 < <a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOKAMI300SERIESUSRE88-318ARMA">https://library.municode.com/mo/kansas_city/codes/zoning and development code?nodeId=ZODECOKAMI 300 SERIESUSRE 88-318ARMA</a> >
» Limited	-	-	-	-	S[4]	
» General	-	-	-	-	S[2][4]	88-323 < <a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId">https://library.municode.com/mo/kansas_city/codes/zoning and development code?nodeId</a>

						<u>=ZODECOK</u> <u>AMI 300 SE</u> <u>RIESUSRE</u> <u>88-</u> <u>323BOPAST</u> <u>≥</u>
» Intensive	-	-	-	-		
<b>Recycling Service</b>						
» Limited	-	-	-	-	S[1][4]	
<b>Self-Storage Warehouse</b>	-	-	-	-	P[2][4]	<u>88-323</u> <u>&lt;<a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId</a></u> <u>=ZODECOK</u> <u>AMI 300 SE</u> <u>RIESUSRE</u> <u>88-</u> <u>323BOPAST</u> <u>≥, 88-369</u> <u>&lt;<a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId</a></u> <u>=ZODECOK</u> <u>AMI 300 SE</u> <u>RIESUSRE</u> <u>88-</u> <u>369SEORW</u> <u>A&gt;</u>
<b>Warehousing, Wholesaling, Storage, Freight Movement</b>						
» Indoor	-	-	-	-	P[2][4]	<u>88-323</u> <u>&lt;<a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId</a></u> <u>=ZODECOK</u>

						<u>AMI 300 SE</u> <u>RIESUSRE</u> <u>88-</u> <u>323BOPAST</u> <u>&gt;, 88-378</u> <u>&lt;<a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK</a></u> <u>AMI 300 SE</u> <u>RIESUSRE</u> <u>88-</u> <u>378WAWHS</u> <u>TFRMO&gt;</u>
» Outdoor	-	-	-	-	-	<u>88-378</u> <u>&lt;<a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK</a></u> <u>AMI 300 SE</u> <u>RIESUSRE</u> <u>88-</u> <u>378WAWHS</u> <u>TFRMO&gt;</u>
<b>AGRICULTURAL</b>						
<b>Agriculture, Animal</b>	P/*	P/*	P/*	P/*	P/*[4]	*Chapter 14
<b>Agriculture, Crop</b>	P	P	P	P	P[4]	<u>88-312-01</u> <u>&lt;<a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK</a></u> <u>AMI 300 SE</u> <u>RIESUSRE</u> <u>88-</u>



						312AG 88-312-01CRAG>
<b>Agriculture, Urban</b>						
» Home Garden	P	P	P	P	P	88-312-02-A
» Community Garden	P	P	P	P	P[4]	88-312-02-B
» Community Supported Agriculture (CSA)	P	P	P	P	P[4]	88-312-02-C
<b>ACCESSORY SERVICES</b>						
<b>Wireless Communication Facility</b>						
» Freestanding	-	-	P[1]	P[1]	P[1][4]	88-385 < <a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK_AMI_300_SERIESUSRE_88-385WICOFA">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK_AMI_300_SERIESUSRE_88-385WICOFA</a> >
» Co-located antenna	P	P	P	P	P[5]	88-385 < <a href="https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK_AMI_300_SERIESUSRE_88-385WICOFA">https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZODECOK_AMI_300_SERIESUSRE_88-385WICOFA</a> >

<b>Table 140-1 Manufacturing Districts Use Table</b>						
<b>USE GROUP (refer to 88-805 Use Groups and Categories)</b>	<b>Zoning District</b>				<b>Use Standards</b>	
	<b>M1</b>	<b>M2</b>	<b>M3</b>	<b>M4</b>		
<b>Use Category » specific use type</b>						
<b>RESIDENTIAL</b>						
<b>Household Living</b>						

» Single-family home	S	-	-	-	
» In single-purpose residential building	P	S	-	-	
» In mixed-use building	P	S	-	-	
<b>Group living</b>	S	-	-	-	
<b>PUBLIC/CIVIC</b>					
<b>Bicycle Sharing Facility</b>	P	P	P	P	88-322
<b>Club, Lodge, or Fraternal Organization</b>	P	P	-	-	
<b>College/University</b>	P	P	-	-	
<b>Day Care</b>	P	P	S	S	
<b>Detention and Correctional Facilities</b>	S[1]	S[1]	S[1]	S[1]	88-335
<b>Halfway House</b>	S	S	S	S	88-352
<b>Hospital</b>	P	-	-	-	
<b>Park/Recreation</b>	P	P	P	P	
<b>Religious Assembly</b>	P	P	P	P	
<b>Safety Service</b>	P	P	P	P	
<b>Schools</b>	P	P	P	P	
<b>Utilities and Services (except as noted below)</b>	S[1]	S[1]	S[1]	S[1]	
» Basic, minor	P	P	P	P	88-425-08-B
<b>COMMERCIAL</b>					
<b>Adult Business</b>					
» Adult media store	P[1]	P[1]	P[1]	P[1]	88-310
» Adult motion picture theater	P[1]	P[1]	P[1]	P[1]	88-310
» Sex shop	P[1]	P[1]	P[1]	P[1]	88-310
<b>Animal Service</b>	P	P	P	P	88-315
<b>Artist Work or Sales Space</b>	P	P	P	P	
<b>Building Maintenance Service</b>	P	P	P	P	
<b>Business Equipment Sales and Service</b>	P	P	P	P	
<b>Business Support Service (except as noted below)</b>	P	P	P	P	
» Day labor employment agency	S[1]	S[1]	P[1]	P[1]	
<b>Communications Service Establishments</b>	P	P	P	P	
<b>Drive-through Facility</b>	P[2]	P[2]	-	-	88-340
<b>Eating and Drinking Establishments</b>	P	P	P	P	
<b>Entertainment Venues and Spectator Sports</b>	P	S	S	-	
<b>Financial Services (except as noted below)</b>	P	P	P	P	
» Pawn shop	P[1]	S[1]	S[1]	S[1]	
» Short-term loan establishment	P[1]	P[1]	P[1]	P[1]	88-325
<b>Food and Beverage Retail Sales</b>	P	P	P	P	
<b>Funeral and Interment Service</b>					
» Cemetery/columbarium/mausoleum	-	-	-	-	
» Cremating	P	P	P	P	
» Undertaking	P	P	P	P	
<b>Gasoline and Fuel Sales</b>	S[3]	S[3]	S[3]	S[3]	88-323 88-347
<b>Lodging (except as noted below)</b>	-	-	-	-	

» Hotel/motel	S[1]	-	-	-	
» Short term rental, non-resident	P	-	-	-	Chapter 56
» Short term rental, resident	P	-	-	-	Chapter 56
<b>Mobile Vendor Park</b>	P	P	P	-	88-358
<b>Office, Administrative, Professional or General</b>	P	P	P	P	
<b>Office, Medical</b>	P	P	-	-	
<b>Parking, Accessory</b>	P	P	P	P	
<b>Parking, Non-accessory</b>	P[1]	P[1]	P[1]	P[1]	
<b>Personal Improvement Service</b>	P	P	P	P	
<b>Repair or Laundry Service, Consumer</b>	P	P	P	-	
<b>Research Service</b>	P	P	P	P	
<b>Retail Sales</b>	P	P	P	P	
» Outdoor Retail Sales - Class A	P	P	P	P	88-366-01
» Outdoor Retail Sales - Class B	P	P	P	P	88-366-02
<b>Reuse of officially designated historic landmark (local or national) if proposed use is not permitted</b>	S	S	S	S	
<b>Sports and Recreation, Participant</b>	P	S	S	-	
<b>Vehicle Sales and Service</b>					
» Car wash/cleaning service	P[1]	P[1]	P[1]	P[1]	
» Heavy equipment sales/rental	P[1]	P[1]	P[1]	P[1]	
» Light equipment sales/rental (indoor)	P[2]	P[2]	-	-	88-323
» Light equipment sales/rental (outdoor)	P[1]	P[1]	-	-	
» Motor vehicle repair, limited	P[2]	P[2]	P[2]	P[2]	88-323
» Motor vehicle repair, general	P[2]	P[2]	P[2]	P[2]	88-323
» Vehicle storage/towing	P[1]	P[1]	P[1]	P[1]	88-375
<b>INDUSTRIAL</b>					
<b>Junk/Salvage Yard</b>	-	-	S[1]	P[1]	88-425-09
<b>Manufacturing, Production and Industrial Service</b>					
» Artisan	P	P	P	P	88-318
» Limited	P	P	P	P	
» General	S[2]	P[2]	P[2]	P[2]	88-323
» Intensive	-	-	P[1]	P[1]	
<b>Mining/Quarrying</b>	S	S	S	S	88-355
<b>Recycling Service</b>					
» Limited	P[1]	P[1]	P[1]	P[1]	
» General	S	S	S	P	
<b>Self-Storage Warehouse</b>	P[2]	P[2]	P[2]	-	88-323 & 88-369
<b>Warehousing, Wholesaling, Storage, and Freight Movement</b>					
» Indoor	P[2]	P[2]	P[2]	P[2]	88-378
» Outdoor	S[1]	P[1]	P[2]	P[2]	88-378
<b>Waste-Related Use</b>					
» Composting facility	S[1]	S[1]	S[1]	S[1]	88-328

» Demolition debris landfill	S[1]	S[1]	S[1]	S[1]	88-380
» Solid waste separation facility	-	-	S[1]	S[1]	88-380
» Transfer station	-	-	S[1]	S[1]	88-380
<b>AGRICULTURAL</b>					
<b>Agriculture, Animal</b>	P/*	P/*	P/*	P/*	Chapter 14
<b>Agriculture, Crop</b>	P	P	P	P	88-312-01
<b>Agriculture, Urban</b>					
» Home garden	P	P	P	P	88-312-02-A
» Community garden	P	P	P	P	88-312-02-B
» Community supported agriculture (CSA)	P	P	P	P	88-312-02-C
<b>ACCESSORY SERVICES</b>					
<b>Wireless Communication Facility</b>					
» Freestanding	P[1]	P[1]	P[1]	P[1]	88-385
» Co-located antenna	P	P	P	P	88-385

Section 5. 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 foregoing ordinance was duly advertised and public hearings were held.

\_\_\_\_\_  
Secretary, City Plan Commission

Approved as to form:

\_\_\_\_\_  
Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240861

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, Code of Ordinances, by enacting Section 88-347, Gasoline and Fuel Sales, to establish use standards for gasoline and fuel sales; repealing Section 88-610-04, Nonconforming Uses, and enacting in lieu thereof a new section of like number and subject matter for the purpose of establishing specific nonconforming use provisions for gasoline and fuel sales; enacting Section 88-805-04-N, Gasoline and Fuel Sales, to establish a definition for the use; and repealing Section 88-120-03 Table 120-1, Office, Business and Commercial Districts Use Table, and Section 88-140-03 Table 140-1, Manufacturing Districts Use Table, and enacting in lieu thereof new tables for the purpose of referencing the use standards of Section 88-327.

### Discussion

This ordinance modifies Chapter 88 to establish standards for gasoline and fuel sales uses, in addition to establishing non-conforming use guidelines for existing gas stations.

Ordinance 240157, declaring a moratorium on the approval of new permits where the subject matter of the project is a proposed gas station, was introduced on February 1, 2024, and passed by City Council on February 8, 2024. The existing moratorium expires on October 7, 2024.

Staff presented the proposed amendments to the CPC on August 21, 2024. Per the CPC's direction, City staff held a public town hall meeting on September 5, 2024 to present the proposed amendments and collect feedback from stakeholders. The CPC considered the revised amendments on September 18, 2024 and recommended approval.

Content of the proposed amendments includes:

88-347-01-B. - Exemptions

1. New gasoline and fuel sales uses approved through the development plan process pursuant to 88-517-09-D.

This exemption allows for a gas station to be approved with a larger development with multiple principal uses through a Development Plan application. The Development Plan option would be in lieu of the special use permit process, and the application would be heard by the City Plan Commission and then the City Council. The proposed gas station will still need to comply with the proposed design standards found in 88-347. Any gas station previously approved through a Development Plan, including MPD and UR plans that call for a gas station, will not be subject to these standards and will be legal nonconforming use when constructed.

#### 88-347-02-B. Site & Building Layout

Staff revised the site and building layout requirements to be more flexible, especially related to transparency requirements to accommodate concerns from local operators. Staff also increased the permissible maximum lighting level to 45.0 foot-candles. A property owner or operator may seek relief from these requirements through the special use permit process.

#### 88-610-04-F. NONCONFORMING GASOLINE AND FUEL SALES

1. Certificates of legal nonconformance issued for gasoline and fuel sales shall apply to all nonconforming aspects of the gasoline and fuel sales, including the separation requirements expressly established in 88-347.

2. Gasoline and fuel sales operating under a certificate of legal nonconformance may expand the existing structure or construct a new structure in compliance with the design standards requirements of 88-347-B through D.

The nonconforming section allows existing sites to expand or reconstruct their use through the special use permit process. This section will also permit some gasoline and fuel stations that cannot currently expand along a boulevard (due to the Boulevard and Parkway Standards) to do so through the special use permit process. The intent of this section is not only to provide options for existing operators but to also enhance and improve the physical condition of these businesses to improve the overall visual and physical impact on nearby residential properties.

On September 18, 2024 staff presented the proposed text amendment before the City Plan Commission (CPC). Staff recommended approval and the CPC recommended approval of the proposed text amendment with a vote of three (3) ayes and two (2) nays. Public testimony included a number of resident in favor of gas station regulations, especially the requirement for special use permits. Gas station

operators expressed concerns with the proposed amendments.

The CPC recommended the following revisions to the text amendment:

- Clarifying how the separation distance will be measured. Measurement language was added citing 88-820-15.
- The previous 750 feet public engagement requirement was removed from the proposal.
- Transparency requirements are only required for the front façade and the percentage level was reduced from 50% to 35%.
- No transparency requirements for the side or rear façade.
- 88-347-02-B(5) was changed to set a specific minimum visible light transmission (VLT) of 35%.
- The CPC recommended regulating interior sun control or window shades; staff did not include this recommendation due to Zoning Code enforcement concerns.
- Dumpsters shall securable or lockable gates. The original text only stated locked gates. Staff agrees with the CPC that an operator shall be able to have the option of securable or lockable gates.
- CPC recommended a minimum of 5.0 foot-candles of lighting at a dumpster.
- CPC recommended that 88-347-02-D(3) add language allowing for manual means to operate lighting. Staff did not include this recommendation as it is in conflict with CPTED principles.
- CPC recommended that staff specify outdoor display areas. 88-347-03(3) now states, "outdoor display areas (i.e. ice coolers, propane exchange lockers, display of firewood, windshield wiper fluid) shall not be located in front of windows."

## Fiscal Impact

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

No fiscal impact

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

No fiscal impact

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

No fiscal impact

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

No fiscal impact

### **Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

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

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

## **Citywide Business Plan (CWBP) Impact**

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



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

## Prior Legislation

Ordinance 240157, declaring a moratorium on the approval of new permits where the subject matter of the project is a proposed gas station, was introduced on February 1, 2024, and passed by City Council on February 8, 2024. Staff presented the first draft of the proposed amendments to the CPC on August 21, 2024. Per the CPC's direction City staff held a public town hall meeting on September 5, 2024 to present the proposed amendments and collect feedback from stakeholders.

## Service Level Impacts

No service level impacts are anticipated from this ordinance.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
The intent and scope of the proposed ordinance is to provide clear standards which promote public safety by addressing public notification, proximity from existing uses and residential (R) zoning districts, site and building layout, landscaping and screening and general operations. The proposed standards promote an environment where planning principles can maximize the quality of life for residents who live adjacent to these specific uses.
2. How have those groups been engaged and involved in the development of this ordinance?  
City staff held a town hall meeting on September 5, 2024.
3. How does this legislation contribute to a sustainable Kansas City?  
The proposed 1500 foot distance requirement from an existing gas station and the 200 foot buffer from residential (R) zoning districts is supported by the Climate Protection and Resiliency Plan (CPRP) which recommends development patterns that encourage density, support alternative modes of transportation, and avoid sprawl. The proposed amendments are consistent with 88-340 (Drive-Through Facilities Standards) of the Zoning and Development Code which require a buffer from (R) districts and enhanced screening. Staff also received input on the proposed design and operational standards from KCPD to codify CPTED principles. The standards are supported

by the goals of the KC Spirit Playbook to promote environmental health and quality development that can mitigate and condition the impacts of sensitive uses. Staff has also recommend that all gasoline and fuel sales uses require a special use permit (SUP) to promote greater public engagement.

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)

**SOUTHERN COMMUNITIES COALITION**  
supporting neighborhoods since 1977

**Re: Case No CD-MISC-2024-00002**

Commissioners:

The Southern Communities Coalition *wholeheartedly supports* Councilman Curls' efforts regarding future gasoline and fuel sales. The proposed change to the Zoning and Development Code, by creating standards for gasoline and fuel sales, would benefit neighborhoods across the City, not only environmentally, but also by allowing for more diverse forms of development.

We urge the commissioners to vote *in favor* of this amendment.

Teresa Edens, Spokesperson Southern Communities Coalition



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**File #: 240721**

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ORDINANCE NO. 240721

Sponsor: Director of the Public Works Department

Vacating unimproved City right-of-way in Jackson County, Missouri; and upon the effective date of this ordinance, the City Clerk is hereby directed to record said ordinance in the Office of the Recorder of Deeds for Jackson County, Missouri.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council does hereby find that the Director of the Department of Public Works has declared certain City right-of-way to be unimproved with no future plans to improve said right-of-way and therefore vacates the following City right-of-way:

Council District 4:

In the vicinity of 4815 Gardner Avenue.

Vacating/releasing unimproved public right-of-way acquired by Corporate Quit-Claim Deed (“CQCD”), recorded November 21, 1951, as Instrument No. B 39502 in the Recorder of Deeds Office for Jackson County, Missouri, while retaining an Aerial Easement, and an Inspection, Maintenance, and Public Safety Easement, and the right of ingress and egress, all for the purpose of inspection, maintenance and public safety, across the right of way/property being vacated/released.

Unimproved Public Right-Of-Way to be Vacated/Released

The unimproved public right-of-way being vacated/released is attached hereto as “**Exhibit A**” and is described as follows:

All that part of the South One-Half of the Northeast Quarter of Section 26, Township 50 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, being described by J. Aubrey Meyer, MO PLS #2007017966, on July 5, 2024, as follows:

Commencing at the Northwest corner of the South One-Half of the Northwest Quarter of said Section 26, said point being monumented by a 3-1/2” brass end cap; thence South 87°35’24” East, along the North line of said South One-Half of the Northwest Quarter of said Section 26, the same being the South right-of-way line of E. Front Street as established by a Quit-Claim Deed, being a document recorded December 31, 1953, in Book B4779 at Page 567, at the county Recorder of Deeds Office, a distance of 2,648.00

feet to a point on the West line of the Northeast Quarter of said Section 26 that bears North 02 degrees 27 minutes 39 seconds East a distance of 1,322.89 feet from the Center corner of said Section 26, said Center Corner being monumented by a 3-1/4" City Monument in a monument box; thence South 02 degrees 27 minutes 39 seconds West, along the West line of the South One-Half of said Northeast Quarter, a distance of 303.85 feet to the Point of Beginning; thence South 28 degrees 05 minutes 53 seconds East a distance of 251.04 feet to a point on the Westerly extension of the South face of the North bridge end bent of the N.E. Chouteau Trafficway bridge over the CPKC Railway; thence South 87 degrees 39 minutes 19 seconds East, along said Westerly extension and continuing along the Easterly extension thereof, a distance of 251.46 feet to a point on the East right-of-way line of N.E. Chouteau Trafficway, as described in a Corporation Quit-Claim Deed, being a document recorded November 21, 1951, in Book B4474, at Page 216, at the County Recorder of Deeds Office; thence South 35 degrees 40 minutes 16 seconds East, along said East right-of-way line, a distance of 531.45 feet to the Southeast corner of said tract of land as described in said Corporation Quit-Claim Deed; thence North 53 degrees 54 minutes 41 seconds West, along the Southerly line of said Corporation Quit-Claim Deed; a distance of 159.74 feet; thence North 35 degrees 40 minutes 16 seconds West, departing said South line, a distance of 127.99 feet to a point on the Easterly extension of the North face of the South bridge end bent of the N.E. Chouteau Trafficway bridge over the CPKC Railway; thence North 87 degrees 39 minutes 19 seconds West, along said Easterly extension and continuing along the Westerly extension thereof, a distance of 96.61 feet to a point on the South line of said tract of land as described in said Corporation Quit-Claim Deed; thence Westerly and Northerly along the Southerly and Westerly lines of said tract of land as described in said Corporation Quit-Claim Deed the following Five (5) described courses: One (1), in a northwesterly direction along a curve to the left that is non-tangent with the exit of the last described course, having an initial tangent bearing of North 64 degrees 21 minutes 11 seconds West, a radius of 881.95 feet, a central angle of 06 degrees 53 minutes 57 seconds, an arc length of 106.20 feet; Two (2), North 87degrees 33 minutes 49 seconds West a distance of 108.70 feet; Three (3), North 02 degrees 27 minutes 39 seconds East a distance of 100.00 feet; Four (4), thence North 87 degrees 33 minutes 59 seconds West a distance of 190.00 feet to a point on a line that bears North 02 degrees 27 minutes 39 seconds East a distance of 710.00 feet from the Center Corner of said Section 26, said Center Corner being monumented by a 3-1/4" City Monument in a monument box; Five (5), thence North 02 degrees 27 minutes 39 seconds East a distance of 309.05 feet to the Point of Beginning. Containing 98,713 square feet, more or less.

The bearings used in this description are Grid North, based on the Missouri Coordinate System of 1983, West Zone, NAD83.

#### Aerial Easement

The Aerial Easement to be retained is attached hereto as **"Exhibit B"** and is described as follows:

All that part of South One-Half of the Northeast Quarter of Section 26, Township 50 South, Range 33 West, in the City of Kansas City, Jackson County, Missouri, being described by J. Aubrey Meyer, MO PLS #2007017966, on July 5, 2024, as follows:

Commencing at the Northwest corner of the South One-Half of the Northwest Quarter of said Section 26, said point being monumented by a 3-1/2" brass end cap; thence South 87 degrees 35 minutes 24 seconds East, along the North line of said South One-Half of the Northwest Quarter of said Section 26, the same being the South right-of-way line of E Front Street as established by a Quit-Claim Deed, being a document recorded December 31, 1953, in Book B4779 at Page 567, at the county Recorder of Deeds Office, a distance of 2,648.00 feet to a point on the West line of the Northeast Quarter of said Section 26 that bears North 02 degrees 27 minutes 39 seconds East a distance of 1,322.89 feet from the Center corner of said Section 26, said Center Corner being monumented by a 3-1/4" City Monument in a monument box; thence South 02 degrees 27 minutes 39 seconds West, along the West line of the South One-Half of said Northeast Quarter, a distance of 303.85 feet; thence South 28 degrees 05 minutes 53 seconds East a distance of 251.04 feet to a point on the Westerly extension of the South face of the North bridge end bent of the N.E. Chouteau Trafficway bridge over the CPKC Railway; thence South 87 degrees 39 minutes 19 seconds East, along said Westerly extension, a distance of 92.85 feet to a point at the Southwest corner of the North bridge end bent of the N.E. Chouteau Trafficway bridge over the CPKC Railway, said point also being a point on the Westerly outer limits of the existing bridge structure, said point being the Point of Beginning; thence South 87 degrees 39 minutes 19 seconds East, along said South face, a distance of 69.80 feet to a point at the Southeast corner of North bridge end bent of the N.E. Chouteau Trafficway bridge over the CPKC Railway, said point also being on the Easterly outer limits of the existing bridge structure; thence South 35 degrees 39 minutes 42 seconds East, along the Easterly outer limits of the existing bridge structure a distance of 290.79 feet to a point on the Northeast corner of the South bridge end bent of the N.E. Chouteau Trafficway bridge over the CPKC Railway; thence North 87 degrees 39 minutes 19 seconds West, along the North face of the South bridge end bent, a distance of 69.80 feet to a point on the Northwest corner of the South bridge end bent of the N.E. Chouteau Trafficway bridge over the CPKC Railway, said point also being a point on the Westerly outer limits of the existing bridge structure; thence North 35 degrees 39 minutes 42 seconds West, along the Westerly outer limits of the existing bridge structure a distance of 290.79 feet to the Point of Beginning. Containing 15,994 square feet, more or less.

The bearings used in this description are Grid North, based on the Missouri State Plane Coordinate System 1983, West Zone

#### Inspection, Maintenance, and Public Safety Easement

The Inspection, Maintenance, and Public Safety Easement to be retained is attached hereto as "Exhibit C" and is described as follows:

All that part of South One-Half of the Northeast Quarter of Section 26, Township 50 South, Range 33 West, in the City of Kansas City, Jackson County, Missouri, being described by J. Aubrey Meyer, MO PLS #2007017966, on July 5, 2024, as follows:

Commencing at the Northwest corner of the South One-Half of the Northwest Quarter of said Section 26, said point being monumented by a 3-1/2" brass end cap; thence South 87 degrees 35 minutes 24 seconds East, along the North line of said South One-Half of the Northwest Quarter of said Section 26, the same being the South right-of-way line of E. Front Street as established by a Quit-Claim Deed, being a document recorded December 31, 1953, in Book B4779 at Page 567, at the county Recorder of Deeds Office, a distance of 2,648.00 feet to a point on the West line of the Northeast Quarter of said Section 26 that bears North 02 degrees 27 minutes 39 seconds East a distance of 1,322.89 feet from the Center corner of said Section 26, said Center Corner being monumented by a 3-1/4" City Monument in a monument box; thence South 02 degrees 27 minutes 39 seconds West, along the West line of the South One-Half of said Northeast Quarter, a distance of 303.85 feet; thence South 28 degrees 05 minutes 53 seconds East a distance of 251.04 feet to a point on the Westerly extension of the South face of the North bridge end bent of the N.E. Chouteau Trafficway bridge over the CPKC Railway; thence South 87 degrees 39 minutes 19 seconds East, along said Westerly extension, a distance of 92.85 feet to a point at the Southwest corner of the North bridge end bent of the N.E. Chouteau Trafficway bridge over the CPKC Railway, said point also being a point on the Westerly outer limits of the existing bridge structure, said point being the Point of Beginning; thence South 87 degrees 39 minutes 19 seconds East, along said South face, a distance of 69.80 feet to a point at the Southeast corner of North bridge end bent of the N.E. Chouteau Trafficway bridge over the CPKC Railway, said point also being on the Easterly outer limits of the existing bridge structure; thence South 35 degrees 39 minutes 42 seconds East, along the Easterly outer limits of the existing bridge structure a distance of 290.79 feet to a point on the Northeast corner of the South bridge end bent of the N.E. Chouteau Trafficway bridge over the CPKC Railway; thence North 87 degrees 39 minutes 19 seconds West, along the North face of the South bridge end bent, a distance of 69.80 feet to a point on the Northwest corner of the South bridge end bent of the N.E. Chouteau Trafficway bridge over the CPKC Railway, said point also being a point on the Westerly outer limits of the existing bridge structure; thence North 35 degrees 39 minutes 42 seconds West, along the Westerly outer limits of the existing bridge structure a distance of 290.79 feet to the Point of Beginning. Containing 15,994 square feet, more or less.

The bearings used in this description are Grid North, based on the Missouri State Plane Coordinate System 1983, West Zone

Section 2. 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 3. The City's Aerial Easement, Inspection, Maintenance, and Public Safety Easement, and the right of ingress and egress reserved in Section 1, provides the right for the

City to maintain, repair and improve the Chouteau Trafficway Bridge infrastructure; along with the right of any existing utility, on or attached to the Chouteau Trafficway Bridge, to be included in said aerial easement with the right to maintain, repair and improve their existing infrastructure. The City of Kansas City shall have at all times the right to go under and upon the Chouteau Trafficway Bridge to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the property under said bridge in any manner as would interfere with the safe and continuous maintenance, construction, reconstruction and improvement to the aforesaid bridge or the publics use thereof.

Section 4. That the City Clerk is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance to be filed for record in the Recorder's Office in Jackson County, Missouri.

Section 5. All Ordinances or parts of Ordinances in conflict with this Ordinance are, in so much as they conflict with this Ordinance, hereby repealed.

..end

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Approved as to form:

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Abigail Judah  
Assistant City Attorney





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240721

Submitted Department/Preparer: Public Works

Revised 6/10/24

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

### Executive Summary

The Council does hereby find that the Director of the Department of Public Works has declared certain City right-of-way to be unimproved with no future plans to improve said right-of-way and therefore vacates the following City right-of-way;

### Discussion

In Council District 4:

In the vicinity of 4815 Gardner Ave.

Vacating/releasing unimproved public right-of-way acquired by Corporate Quit-Claim Deed ("CQCD"), recorded November 21, 1951, as Instrument No. B 39502 in the Recorder of Deeds Office for Jackson County, Missouri, while retaining an Aerial Easement, and an Inspection, Maintenance, and Public Safety Easement, and the right of ingress and egress, all for the purpose of inspection, maintenance and public safety, across the right of way/property being vacated/released.

The City's Aerial Easement, Inspection, Maintenance, and Public Safety Easement, and the right of ingress and egress reserved in Section 1, provides the right for the City to maintain, repair and improve the Chouteau Trafficway Bridge infrastructure; along with the right of any existing utility, on or attached to the Chouteau Trafficway Bridge, to be included in said aerial easement with the right to maintain, repair and improve their existing infrastructure. The City of Kansas City shall have at all times the right to go under and upon the Chouteau Trafficway Bridge to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the property under said bridge in any manner as would interfere with the safe and continuous maintenance, construction, reconstruction and improvement to the aforesaid bridge or the public's use thereof.

The City Clerk of Kansas City, Missouri, is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance to be filed for record in the Recorder's Office in Jackson County, Missouri.

## Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
N/A
3. How does the legislation affect the current fiscal year?  
N/A
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
N/A
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No

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

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

### Additional Discussion (if needed)

No account string to verify. The ordinance has no fiscal impact.

## Citywide Business Plan (CWBP) Impact

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

- Build on existing strengths while developing a comprehensive transportation plan for the future.
- Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
- Ensure adequate resources are provided for continued maintenance of existing infrastructure.
- Focus on delivery of safe connections to schools.

## Prior Legislation

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

## Service Level Impacts

Vacating unimproved City Right-of-Way in Jackson County, Missouri along Chouteau Trafficway north of Gardner Avenue.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
None
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
Vacating unimproved City Right-of-Way in Jackson County, Missouri.
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:

right-of-way to be unimproved with no future plans to improve said right-of-way and therefore vacates the following City right-of-way;

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 #: 240723**

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ORDINANCE NO. 240723

Sponsor: Councilmember Melissa Patterson Hazley

Authorizing the City Manager to execute a contract amendment with Economic Development Corporation of Kansas City, Missouri (EDC) to appoint the EDC as program administrator to assist the Central City Economic Development Sales Tax Board with implementation of economic development programs. \*\*\*Held until 10/01/2024\*\*\*

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

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

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

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

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

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

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

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

..end

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Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240723

Submitted Department/Preparer: City Manager's Office

Revised 6/10/24

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

### Executive Summary

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

### Discussion

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

### Fiscal Impact

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

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

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

**Citywide Business Plan (CWBP) Impact**

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

**Prior Legislation**



## Service Level Impacts

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
N/A
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
N/A
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
N/A
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)



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**File #: 240808**

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ORDINANCE NO. 240808

Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Central City Economic Development Tax Board for additional funding in the amount of \$400,000.00 for the Urbanity project; reducing an existing appropriation by \$400,000.00; appropriating \$400,000.00 from the Unappropriated Fund Balance; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$400,000.00 from funds appropriated in the Central City Economic Development Tax Fund.

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

WHEREAS, on April 4, 2017, pursuant to authority granted by Section 67.1304, RSMo, a majority of Kansas City, Missouri voters approved a new 1/8 of one percent retail sales tax for funding economic development projects within the area bounded by 9th Street on the north, Gregory Boulevard on the south, Paseo Boulevard on the west and Indiana Avenue on the east; and

WHEREAS, the developers requested a public contribution and the Central City Economic Development Sales Tax Board recommendation that funding be approved; and

WHEREAS, the Developer's subsequently identified a need for additional funding due to increases in construction labor and construction material; and

WHEREAS, the project serves a predominantly public municipal purpose because, without limitation, completion of the project (i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to

contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, the contributions contemplated by the Funding Agreement are limited to those which have been determined to be needed for the purpose of ensuring that the project proceeds, and but for their contribution, the project would not proceed to the detriment of the public interest; and

WHEREAS, on August 13, 2024, the CCED Board voted to recommend an increase in funding for certain projects; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of Central City Economic Development Tax Board that was issued August 13, 2024, are hereby accepted.

Section 2. That the following amount is hereby reduced from the Central City Economic Development Sales Tax Fund, Fund No. 2200, from the following account:

25-2200-555998-B-55BUDGET	Budget Integration Account	\$400,000.00
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Section 3. That the following amount is hereby appropriated from the Unappropriated Fund Balance of the Central City Economic Development Sales Tax Fund, Fund No. 2200, to the following account:

25-2200-555998-619080-55URBANITYA	Urbanity	\$400,000.00
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Section 4. That the Manager of Procurement Services is authorized to execute the necessary documents to amend the aforementioned funding agreements and expend up to \$400,000.00 from the funds appropriated in the Central City Economic Development Tax Fund herein.

Section 5. That the Director of the Housing and Community Development Department is designated requisitioning authority for Account Nos. 25-2200-555998.

..end

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

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Tammy L. Queen

Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240808

Submitted Department/Preparer: Housing

Revised 6/10/24

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

### Executive Summary

Recommendation of the Central City Economic Development Tax Board for additional funding in the amount of \$400,000.00.

### Discussion

Recommendation of the Central City Economic Development Tax Board for additional funding in the amount of \$400,000.00; reducing an existing appropriation by \$400,000.00; appropriating \$400,000.00 from the Appropriated Fund Balance; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$400,000.00 from the funds appropriated in the Central City Economic Development Tax Fund.

### Fiscal Impact

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

2. What is the funding source?

25-2200-555998-619850-55BUDGET Budget Integration Account \$400,000.00  
(Central City Sales Tax Fund)

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

CCED Board voted to recommend an increase in funding for certain projects.

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

NA.

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

NA

#### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

Click or tap here to enter text.

**Citywide Business Plan (CWBP) Impact**

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

**Prior Legislation**

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

**Service Level Impacts**

The Developer subsequently identified a need for additional funding due to increases in construction labor and construction materials.

**Other Impacts**

1. What will be the potential health impacts to any affected groups?  
NA
2. How have those groups been engaged and involved in the development of this ordinance?  
NA
3. How does this legislation contribute to a sustainable Kansas City?  
(i) enhances the tax base of the Project Site; (ii) retains and generates jobs; (iii) promotes economic development in the area of the City in which the Project Site is located, and promotes consideration of areas of the City that the City Council has determined to be blighted as a location for business operations; (iv) results in generation of tax revenues to the City from the conduct of business and other activities in the City that would not otherwise occur; (v) serves as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)  
  
Total Number of Units 4  
Number of Affordable Units 4
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:  
CUPs and LOI will be submitted to CREO before a Notice to Proceed is given to the developer.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)  
  
NA
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 #: 240813**

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ORDINANCE NO. 240813

Sponsor: Director of City Planning and Development Department

Approving a development plan in District B2-2 on about 4.75 acres generally located at the northeast corner of N. Wyandotte Street and N.W. 85th Terrace to allow for two multi-unit residential buildings. (CD-CPC-2024-00071)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B2-2 (Neighborhood Business 2 (Dash 2)) generally located at the northeast corner of N. Wyandotte Street and N.W. 85th Terrace and more specifically described as follows:

TRACT I:

All that Part of Lot 1, Tract 3, of the Commissioners Plat of Pauline Carpenter Estate, an addition in Kansas City, Clay County, Missouri, described as follows: Beginning at a point on the West line of North Main Street (formerly Carpenter Road) as dedicated by said commissioners plat, 152.00 feet South of the South line of 86th Terrace (formerly Clay Road as dedicated by the recorded plat of Gashland Heights), and said South line being 20.00 feet South of the North line of said tract 3; thence West and parallel to the North line of said tract 3, a distance of 437.43 feet to a point in the West line of said tract 3; thence South along the West line of said Tract 3, a distance of 355.98 feet to the Southwest corner of said tract 3; thence East along the South line of said tract 3, a distance of 437.43 feet to a point in the West line of said North Main Street; thence North along said West line a distance of 355.98 feet to the point of beginning, except that part thereof conveyed to Metro North Company by instrument filed as Document No. D-3359 in Book 1163 at page 525, also except that part thereof lying within the Right-of-Way of North Wyandotte Street as now established.

TRACT II:

All of Lot 1, Tract 2 of the Commissioners Plat of Pauline Carpenter Estate, a subdivision of land in Kansas City, Clay County, Missouri, less and except the following parcel: All that part of Lot 1, Tract 2, of the Commissioners Plat of Pauline Carpenter Estate, a subdivision in the City of Kansas City, Clay County, Missouri, being more particularly described as follows: Beginning at the Southwest corner of said Lot 1, thence North 00 degrees 41 minutes 09 seconds East, a distance of 117.34 feet to a point on the Southeasterly Right of Way line of

North Wyandotte Avenue; thence with the Southeasterly Right of Way line of North Wyandotte Avenue, on a curve to the left, having a radius of 240.00 feet, a central angle of 26 degrees 56 minutes 11 seconds, an initial tangent bearing of North 36 degrees 52 minutes 28 seconds East, an arc distance of 149.21 feet to a point on the Southerly Right of Way line of Northwest 85th terrace; thence North 89 degrees 54 minutes 46 seconds East, with the Southerly Right of Way of Northwest 85th Terrace, and no longer with the Southeasterly Right of Way line of North Wyandotte Avenue, a distance of 380.30 feet to a point on the Westerly Right of Way line of North Main Street; thence South 00 degrees 41 minutes 09 seconds West, with the Westerly Right of Way line of North Main Street, and no longer with the Southerly Right of Way line of Northwest 85th Terrace, a distance of 256.05 feet to the Northeast corner of Lot 2, Barry North Center, a subdivision in the City of Kansas City, Clay County, Missouri; thence South 89 degrees 54 minutes 46 seconds West, with the Northerly line of said Lot 2, and Lot 1, Barry North Center, a subdivision in the City of Kansas City, Clay County, Missouri, and no longer with the Westerly Right of Way of North Main Street, a distance of 426.59 feet, to the point of beginning.

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
3. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the

approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.

7. Prior to the issuance of the certificate of occupancy, the two parcels must be consolidated through a City-approved process of either a consolidation by general warranty deed with the County or a minor subdivision lot consolidation with the City.
8. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
9. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
10. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018 Table C102.1.
11. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3) Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds (IFC-2018: § 503.2.3). and shall provide fire lane signage on fire access drives.
12. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
13. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
14. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

15. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
16. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
17. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
18. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
19. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
20. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
21. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

22. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage, as shown on the approved street plans for N. Main Street and N.W. 85th Terrace and to a tie-in point with the existing sidewalks at N. Wyandotte Street and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
23. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
24. No water service line shall be less than 1-1/2" in diameter where three or more units or a commercial building will be served by one domestic service line and meter.
25. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
26. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.
27. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
28. The meter must come before the backflow.
29. The developer shall submit for review and contracts water main extension (WME) plans following Kansas City Water Services Department rules and regulations for the extension of the 8" DIP water main along N.W. 85th Terrace approximately 450' from N. Main to N. Wyandotte. The water main extension plans shall also include any new fire hydrants that are required to meet a maximum 300' spacing along the public streets directly adjacent to the new development. The WME plans shall be under contract (permitted) prior to the building permit issuance.
30. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to

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

31. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department review and acceptance and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
32. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
33. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

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

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

..end

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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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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 #: 240813

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving a development plan on about 4.75 acres to allow for two multi-unit residential buildings in District B2-2 generally located at the northeast corner of N Wyandotte Street and NW 85th Terrace. (CD-CPC-2024-00071)

### Discussion

The plan proposes 2 buildings totalling 148,050 square feet and 120 dwelling units. 180 parking spaces are proposed consisting of 12 garage spaces, 18 covered carport spaces, and 150 uncovered surface parking spaces. See staff report for addition details.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Not applicable as this is a zoning ordinance authorizing physical development on subject property by a private developer.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing physical development on subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
The developer is required to extend a public water main in NW 85<sup>th</sup> Terr to close the utility loop with the water main in N Main St. Although the developer will construct the improvement, the City will be responsible for future maintenance.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This ordinance authorizes physical development of the subject property, which may generate revenue.

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

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

**Additional Discussion (if needed)**

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

**Citywide Business Plan (CWBP) Impact**

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

**Prior Legislation**

None

**Service Level Impacts**

None expected

**Other Impacts**



1. What will be the potential health impacts to any affected groups?  
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?  
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?  
This ordinance will allow 120 units to be built in an area seeing a lot of new development (Metro North Crossing).
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 120  
Number of Affordable Units 0

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

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

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

No(Press tab after selecting)

Click or tap here to enter text.

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



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**File #: 240814**

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ORDINANCE NO. 240814

Sponsor: Director of City Planning and Development Department

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

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

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

Missouri, according to the recorded plat thereof.

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

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

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

..end

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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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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 #: 240814

Submitted Department/Preparer: Please Select

Revised 6/10/24

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

### Executive Summary

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

### Discussion

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

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

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

### Fiscal Impact

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

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

The proposed rezoning permits residential development which may generate revenue.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

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

**Citywide Business Plan (CWBP) Impact**

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

**Prior Legislation**

None.

## Service Level Impacts

No impact expected.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable – as this is an ordinance authorizing a zoning map amendment.
2. How have those groups been engaged and involved in the development of this ordinance?  
Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 7/25/2024. A summary of the meeting is attached to the CPC staff report.
3. How does this legislation contribute to a sustainable Kansas City?  
N/A
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)  
  
Total Number of Units 20  
Number of Affordable Units 0
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
[Click or tap here to enter text.](#)
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)  
  
[Click or tap here to enter text.](#)
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)





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**File #: 240822**

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ORDINANCE NO. 240822

Sponsor: Mayor Quinton Lucas

Rezoning an area of about 30.68 acres generally located between Woodland Avenue on the west, East 18th Street on the south, Brooklyn Avenue on the east, and East Truman Road on the north from Districts R-1.5 and M1-5 to District MPD and approving an MPD development plan which serves as a preliminary plat and provides for approximately 1,084 units and commercial spaces in the mixed-use development. (CD-CPC-2024-00096).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A\_\_\_\_ rezoning an area of about 30.68 acres generally located between Woodland Avenue on the west, East 18th Street on the south, Brooklyn Avenue on the east, and East Truman Road on the north from Districts R-1.5 (Residential 1.5) and M1-5 (Manufacturing) to District MPD (Master Planned Development), said section to read as follows:

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

TRACT 1: Tracts A and B, Parade Plaza Resurvey, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, recorded October 17, 1960 in the Office of the Recorder of Deeds of Jackson County, Missouri, in Book 31, page 76.

TRACT 2: Tracts F and G, Parade Plaza Resurvey, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, recorded October 17, 1960 in the Office of the Recorder of Deeds of Jackson County, Missouri, in Book 31, page 76.

TRACT 3: Tracts C, D, H and all that part of Tract E lying east of Woodland Avenue as now established by Ordinance No. 29022, Parade Plaza Resurvey, according to the recorded plat thereof, recorded October 17, 1960 in the Office of the Recorder of Deeds of Jackson County, Missouri, in Book 31, page 76.

is hereby rezoned from Districts R-1.5 (Residential 1.5) and M1-5 (Manufacturing) to District MPD (Master Planned Development), as shown outlined on a map marked Section 88-20A\_\_\_\_,



which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
3. The developer shall secure approval of an MPD final plan from the City Plan Commission for each phase prior to building permits in that particular phase.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
5. A detailed landscaping plan shall be submitted with each final MPD plan. The final selection of landscaping species shall be of native variety and compliant with the landscaping requirements in the Zoning and Development Code.
6. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation.
7. Prior to issuance of the certificate of occupancy for each lot within the plat, the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
8. The developer shall show the crosswalks for all the parking areas and provide a rendering of the short term bicycle racks for each phase at the time of final MPD plan approval.
9. Prior to recording of a final plat for each phase, any street located within that phase that is to be vacated shall receive approval of said vacation by City Council.
10. Each phase must be land platted by a final plat prior to submitting an application for a condominium plat.

11. Prior to recording the final plat for each phase, the developer shall secure approval of a street tree planting plan from the City Forester.
12. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1), Fire Water Flow.
13. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018 Table C102.1.
14. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
15. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3). Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5). Required Fire Department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds and (IFC-2018: § 503.2.3) shall provide fire lane signage on fire access drives.
16. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
17. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC- 2018: § D104.1)
18. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
19. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.

20. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
21. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
22. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
23. Proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from the Land Development Division for construction. Requests for on-street parking require review by Public Works staff during the plan review process.
24. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
25. The developer shall request the Land Development Division to initiate an ordinance to establish or re-establish the grade on existing streets that are being improved where existing grades change by more than 6 inches and the grades have been previously established.
26. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.
27. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage and to a tie-in point with the existing sidewalks. In addition, developer shall construct associated ADA ramps at the proposed entrance drives and street connections as necessary.
28. The developer shall petition for the vacation of 15th Terrace, 16th Street, 17th Street and Garfield Avenue as shown on the development plan and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.

29. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
30. The developer shall ensure that water and fire service lines meet current Water Services Department rules and regulations prior to a certificate of occupancy.
31. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
32. No water service tap permits will be issued until the public water main is released for taps.
33. The developer shall submit public water main extension plans following the Kansas City Water rules and regulations for water main extensions for review, approval and contracting for all new public water mains and fire hydrants and appurtenances. The water mains shall be replaced and upsized to supply sufficient flows and pressures to serve the domestic and fire requirements of the proposed development. This may require some offsite improvements and may require some mains to be larger than 8" in diameter. Each phase of the proposed developments water distribution infrastructure will need to meet the flow and pressure requirements to support the new structures within their respective and future phases. The City and the developer shall work together to address this requirement given the costs that may arise due to the deficiencies in the system.
34. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Kansas City Water Services Department prior to recording the plat.
35. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department prior to recording the plat or issuance of a building permit, whichever occurs first. The City and the developer shall work together to address this requirement given the costs that may arise due to the deficiencies in the system.
36. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required. The City and the developer shall work together to address this requirement given the costs that may arise due to the deficiencies in the system.
37. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance and secure a

site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

38. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to recording the plat.
39. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
40. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
41. The developer shall provide acceptable easements and secure permits to relocate sanitary sewers out from under proposed buildings and structures. Any existing public lines located under proposed structures must be abandoned in place, removed and the easement vacated or relocated, and new easements shall be provided; as required by the Kansas City Water Services Department prior to recording the plat or issuance of a building permit, whichever occurs first.

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

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

..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



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: Ordinance No. 240822

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving a rezoning and preliminary development plan also serving as a preliminary plat from districts R-1.5 and M1-5 to district MPD for approximately 1,084 units and an area plan amendment to amend the Heart of the City Area Plan from Residential Medium Density and Industrial to Mixed Use Neighborhood.

### Discussion

The proposed project consists of a rezoning to district MPD, preliminary development plan acting as a preliminary plat, and area plan amendment. The proposal includes multiple phases offering a mixture of market-rate and affordable housing, retail, amenity spaces, and associated parking areas.

The applicant is requesting a deviation from the lighting standards of the code to allow a higher foot-candle onto the right-of-way.

There were various corrections remaining on the project during the City Plan Commission meeting, the corrections have since been revised and approved by the City. At the City Plan Commission hearing the Commissioners heard from Staff and the applicant. The Commissioners discussed adding a condition regarding the lighting deviation, changes to condition language, and removing conditions.

The City Plan Commission recommended approval of the area plan amendments and approval with conditions for the rezoning to district MPD and the development plan at the meeting on September 4, 2024.

### Fiscal Impact

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

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
The proposed ordinance authorizes the construction of public infrastructure. Once completed the infrastructure will be accepted by the city and become the City's responsibility to maintain.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This ordinance authorizes the physical development of the subject property, which may generate revenue.

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

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

**Additional Discussion (if needed)**  
Click or tap here to enter text.

**Citywide Business Plan (CWBP) Impact**

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



- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

## Prior Legislation

Not applicable.

## Service Level Impacts

The proposed development will have various phases and structures requiring review, permitting, inspections for multiple years requiring input from several city departments. The new infrastructure and residential units will require maintenance and monitoring.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This is a zoning ordinance authorizing the physical development of the subject property.
2. How have those groups been engaged and involved in the development of this ordinance?  
This zoning ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on August 13, 2024.
3. How does this legislation contribute to a sustainable Kansas City?  
This application was reviewed against the KC Spirit Goals. It aligns with the Diversity and Opportunity, Environment for People of All Ages, Strong and Accessible Neighborhoods, Sustainable and Equality and Well-Designed City goals.
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 1,084

Number of Affordable Units Approximately 410 units

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

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

Please provide reasoning why not:

This is a zoning ordinance authorizing the physical development of the subject property.

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 #: 240824**

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RESOLUTION NO. 240824

Sponsor: Mayor Quinton Lucas

RESOLUTION - Amending the Heart of the City Area Plan by amending the Proposed Land Use Plan and Map for an approximately 30.68 acre tract of land generally located at the southeast quadrant of Woodland Avenue and East Truman Road by changing the recommended land use designation from Residential Medium and Industrial to Mixed Use Neighborhood. (CD-CPC-2024-00097)

WHEREAS, an application was submitted by FC Parade Park, LLC, to amend the Heart of the City Area Plan by amending the Proposed Land Use Plan and Map for an approximately 30.68 acre tract of land generally located at the southeast quadrant of Woodland Avenue and East Truman Road by changing the recommended land use designation from Residential Medium and Industrial to Mixed Use Neighborhood; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Plan and Map on September 4, 2024; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on September 4, 2024, recommend approval of the proposed 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 by changing the Proposed Land Use Plan and Map for an approximately 30.68 acre tract of land generally located at the southeast quadrant of Woodland Avenue and East Truman Road from Residential Medium and Industrial to Mixed Use Neighborhood. A copy of the amendment to the Heart of the City Area Plan is attached hereto as Exhibit A and is incorporated herein by reference.

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 area plan 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 #: Resolution No. 240824

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving a rezoning and preliminary development plan also serving as a preliminary plat from districts R-1.5 and M1-5 to district MPD for approximately 1,084 units and an area plan amendment to amend the Heart of the City Area Plan from Residential Medium Density and Industrial to Mixed Use Neighborhood.

### Discussion

The proposed project consists of a rezoning to district MPD, preliminary development plan acting as a preliminary plat, and area plan amendment. The proposal includes multiple phases offering a mixture of market-rate and affordable housing, retail, amenity spaces, and associated parking areas.

The applicant is requesting a deviation from the lighting standards of the code to allow a higher foot-candle onto the right-of-way.

There were various corrections remaining on the project during the City Plan Commission meeting, the corrections have since been revised and approved by the City. At the City Plan Commission hearing the Commissioners heard from Staff and the applicant. The Commissioners discussed adding a condition regarding the lighting deviation, changes to condition language, and removing conditions.

The City Plan Commission recommended approval of the area plan amendments and approval with conditions for the rezoning to district MPD and the development plan at the meeting on September 4, 2024.

### Fiscal Impact

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

2. What is the funding source?

Not applicable as this is a resolution authorizing an amendment to the Heart of the City Area Plan.

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

Not applicable as this is a resolution authorizing an amendment to the Heart of the City Area Plan.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable as this is a resolution authorizing an amendment to the Heart of the City Area Plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is a resolution authorizing an amendment to the Heart of the City Area Plan.

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

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

**Additional Discussion (if needed)**

Click or tap here to enter text.

**Citywide Business Plan (CWBP) Impact**

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

## Prior Legislation

Not applicable.

## Service Level Impacts

The proposed development will have various phases and structures requiring review, permitting, inspections for multiple years requiring input from several city departments. The new infrastructure and residential units will require maintenance and monitoring.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is a resolution authorizing an amendment to the Heart of the City Area Plan
2. How have those groups been engaged and involved in the development of this ordinance?  
Public engagement is required prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on August 13, 2024.
3. How does this legislation contribute to a sustainable Kansas City?  
This application was reviewed against the KC Spirit Goals. It aligns with the Diversity and Opportunity, Environment for People of All Ages, Strong and Accessible Neighborhoods, Sustainable and Equality and Well-Designed City goals.
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 1,084

Number of Affordable Units Approximately 410 units

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

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

Please provide reasoning why not:

Not applicable as this is a resolution authorizing an amendment to the Heart of the City Area Plan.

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 #: 240833**

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ORDINANCE NO. 240833

Sponsor: Councilmember Wes Rogers

Approving a major amendment to a development plan that will also serve as a preliminary plat in District MPD on approximately 80 acres in an area generally bordered by the Missouri river on the north and west, I-29 on the east, and railroad tracks on the south, for the purpose of allowing a number of various uses within the mixed-use development in multiple phases. (CD-CPC-2024-00074)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a major amendment to a Master Planned Development preliminary development plan, which is also serving as a preliminary plat, including any deviations specifically called out therein, on approximately 80 acres in an area generally bordered by the Missouri river on the north and west, I-29 on the east, and railroad tracks on the south, more specifically described as follows:

All that part of the NE 1/4 of Section 32 and the NW 1/4 of Section 33, in Township 50 North, Range 33 West, Kansas City, Jackson County, Missouri, being generally located northerly and easterly of the northerly right-of-way line of the Burlington Northern and San Francisco Railroad (BNSF RR), southerly of the Missouri River levee property and westerly of the westerly right-of-way line of Interstate Highway I-29/35/US 71, being described as follows: Commencing at the SE corner of said NE 1/4 of Section 32; thence North 02 degrees 17 minutes 26 seconds East, along the common line between said Sections 32 and 33, 626.40 feet to the northerly right-of-way line of said BNSF RR and the point of beginning of the tract of land herein described; thence South 86 degrees 00 minutes 08 seconds West, along said northerly right-of-way line, 35.30 feet, to a point of curvature; thence continuing along said northerly right-of-way line, on a curve to the left, tangent to the last described course, with a radius of 2914.94 feet, a central angle of 3 degrees 31 minutes 34 seconds, an arc distance of 179.39 feet; thence South 62 degrees 28 minutes 34 seconds West, continuing along said northerly right-of-way line, 716.01 feet, to a point of curvature; thence continuing along said northerly right-of-way line, on a curve to the right, tangent to the last described course, with a radius of 409.28 feet, a central angle of 22 degrees 05 minutes 01 seconds, an arc distance of 157.75 feet; thence South 78 degrees 35 minutes 42 seconds West, continuing along said northerly right-of-way line, 1092.04 feet, to a point of curvature; thence continuing along said northerly right-

of-way line, on a curve to the right, tangent to the last described course, with a radius of 578.80 feet, a central angle of 66 degrees 02 minutes 17 seconds, an arc distance of 667.11 feet; thence North 78 degrees 28 minutes 12 seconds East, continuing along said northerly right-of-way line, 3.04 feet; thence northwesterly, continuing along said northerly right-of-way line, on a curve to the right, with an initial tangent bearing of North 44 degrees 02 minutes 56 seconds West, a radius of 444.28 feet, a central angle of 12 degrees 06 minutes 47 seconds, an arc distance of 93.93 feet, to said southerly line of the Missouri River levee property; thence North 61 degrees 08 minutes 23 seconds East, along said southerly line, 1208.01 feet; thence North 79 degrees 31 minutes 07 seconds East, continuing along said southerly line, 210.92 feet; thence North 45 degrees 59 minutes 42 seconds East, continuing along said southerly line, 258.82 feet; thence South 88 degrees 36 minutes 12 seconds East, continuing along said southerly line, 173.91 feet; thence North 60 degrees 59 minutes 52 seconds East, continuing along said southerly line, 133.00 feet; thence North 7 degrees 03 minutes 44 seconds East, continuing along said southerly line, 113.81 feet; thence North 61 degrees 11 minutes 54 seconds East, continuing along said southerly line, 1142.11 feet; thence North 82 degrees 47 minutes 57 seconds East, continuing along said southerly line, 102.11 feet; thence South 15 degrees 00 minutes 26 seconds East, continuing along said southerly line, 40.27 feet; thence North 75 degrees 31 minutes 52 seconds East, continuing along said southerly line, 111.57 feet; thence North 12 degrees 42 minutes 22 seconds West, continuing along said southerly line, 110.22 feet; thence North 61 degrees 29 minutes 57 seconds East, continuing along said southerly line, 688.25 feet, to said westerly right-of-way line; thence South 19 degrees 45 minutes 19 seconds East, along said westerly right-of-way line, 64.97 feet; thence South 5 degrees 25 minutes 58 seconds East, continuing along said westerly right-of-way line, 293.02 feet; thence South 00 degrees 11 minutes 29 seconds West, continuing along said westerly right-of-way line, 201.18 feet; thence South 74 degrees 41 minutes 16 seconds West, continuing along said westerly right-of-way line, 192.31 feet; thence South 66 degrees 16 minutes 07 seconds West, continuing along said westerly right-of-way line, 194.04 feet; thence South 38 degrees 33 minutes 17 seconds West, continuing along said westerly right-of-way line, 297.35 feet; thence South 51 degrees 26 minutes 43 seconds East, continuing along said westerly right-of-way line, 148.11 feet; thence North 39 degrees 40 minutes 48 seconds East, continuing along said westerly right-of-way line, 248.48 feet; thence North 87 degrees 34 minutes 34 seconds East, continuing along said westerly right-of-way line, 190.52 feet; thence South 31 degrees 18 minutes 54 seconds East, continuing along said westerly right-of-way line, 178.01 feet; thence South 22 degrees 11 minutes 24 seconds East, continuing along said westerly right-of-way line, 266.30 feet, to said northerly right-of-way line of the Burlington Northern and San Francisco Railroad (BNSF RR); thence South 74 degrees 52 minutes 29 seconds West, along said northerly right-of-way line, 198.28 feet, to a point of curvature; thence continuing along said northerly right-of-way line, on a curve to the left, tangent to the last described course, with a radius of 1492.69 feet, a central angle of 8 degrees 52 minutes 21 seconds, an arc distance of 231.15 feet; thence South 66

degrees 00 minutes 08 seconds West, continuing along said northerly right-of-way line, 920.82 feet, to the point of beginning, containing 78.67 acres more or less.

is hereby approved subject to the following conditions:

1. For each final development plan, the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy for the last building of such final development plan.
2. Signage has not been reviewed with this application. The applicant shall update the Berkley Riverfront MPD signage plan prior to the issuance of any sign permit.
3. The conditions included in Ordinance No. 200550 shall remain in full force and effect to the extent those conditions are not inconsistent with this preliminary development plan as amended by this Ordinance, the conditions of this Ordinance, or the existing requirements under the Zoning and Development Code.
4. The developer shall secure approval of an MPD final development plan from the City Plan Commission prior to obtaining a building permit.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
6. For each final development plan, the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy for the last building of such final development plan.
7. For each final development plan, the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy for the last building of such final development plan.
8. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
9. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)

10. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
11. Fire hydrant distribution shall follow IFC-2018 Table C102.1. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3)
12. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
13. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
14. The developer shall provide fire lane signage on fire access drives.
15. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
16. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105)
17. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
18. Buildings exceeding 62,000 square feet in area shall have at least two means of fire apparatus access (IFC-2018: § D104.2)
19. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)
20. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1 and NFPA1221)
21. Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements. (IFC 2018 Sec 914.3)
22. For each final development plan for Phase 3, in the event it has been more than two years since the approval of the most recent traffic study, the developer shall

provide a traffic study supplement or update to the Public Works Department for review and approval using specific detailed land uses and the developer shall construct any improvements reasonably required by Public Works Department based on the approved supplemented or updated traffic study. For each final development plan the developer shall provide a traffic study supplement or update to the Public Works Department for review and approval using specific detailed land uses and that the developer construct any improvements reasonably required by Public Works Department based on the approved supplemented or updated traffic study for each final development plan. The developer shall coordinate with the Public Works Department for an agreed-upon scope of work for any traffic study supplement or update prior to that work being performed.

23. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. Prior to issuance of the certificate of occupancy, including temporary certificate of occupancy, for each building final development plan, the developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages applicable to such building as required by the Land Development Division.
24. For each final development plan, the developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met for each final development plan, prior to issuance of any certificate of occupancy on the last building for each final development plan.
25. Proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from the Land Development Division for construction. Requests for on-street parking require review by Public Works staff during the final development plan review process.
26. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

27. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
28. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
29. For each final development plan, the developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations as of the date of this preliminary development plan, prior to a certificate of occupancy on the last building of each final development plan.
30. The existing and proposed public water distribution system shall be analyzed to provide adequate fire and domestic flow to both the existing connections and proposed development connections. If the water mains are undersized, then a water main extension/upsizing may be necessary to increase the flow and pressure to the area, and this water main extension shall be under contract (permitted) prior to a building permit issuance. Public water mains must be located in public water main easements or public rights-of-way per the Kansas City Water Services Department rules and regulations, per the approved preliminary plat.
31. The proposed public water distribution system, public storm system, and public sewer system shall be reviewed by the Kansas City Water Services Department and incorporated into the approved preliminary plat.
32. The developer shall install public fire hydrants at 300' maximum spacing along perimeter streets.
33. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
34. A portion of the site is located in flood zone X protected by the levee. Work with the levee district to determine if they have any site-specific requirements for the areas protected by the levee.
35. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA

standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to issuance of a building permit.

36. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
37. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
38. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
39. The developer shall secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within a final development plan and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or the issuance of a building permit, whichever occurs first.
40. The developer shall provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated or relocated, and new easements shall be provided; as required by the Kansas City Water Services Department prior to recording the plat or the issuance of a building permit, whichever occurs first.
41. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or the issuance of a building permit, whichever occurs first.
42. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Kansas City Water Services Department, prior to recording the plat.
43. The developer shall coordinate with the Kansas City Water Services Department regarding any final development plan that may propose a structure above the existing pump station.

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

..end

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I hereby verify 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





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240833

Submitted Department/Preparer: Please Select

Revised 6/10/24

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

### Executive Summary

Approving a major amendment to a development plan that will also serve as a preliminary plat in District MPD on approximately 80 acres in an area generally bordered by the Missouri river on the north and west, I-29 on the east, and railroad tracks on the south, for the purpose of allowing a number of various uses within the mixed-use development in multiple phases. (CD-CPC-2024-00074)

### Discussion

Port KC is proposing a major amendment to the previously approved MPD preliminary development plan. Most recently, CPKC Stadium was constructed on Parcel 8, located in the northeast corner of the overall development area. This application is a major amendment to the previously approved plan to allow for the following: two mixed-use structures on Parcel 6 and Parcel 7, improvements to the existing KC Water pump station and an overall change in design of the existing street network in the northeast quadrant of the site. The applicant has been coordinating with City staff, primarily with KC Water and Public Works to address utility easements, traffic safety improvements and both vehicular and pedestrian circulation.

The applicant is submitting revised plans prior to final approval from the City Council.

The City Plan Commission voted to approve the project with conditions on July 17, 2024 with unanimous vote of 6-0.

### Fiscal Impact

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

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

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
The proposed ordinance authorizes the construction of public infrastructure. Once completed the infrastructure will be accepted by the city and become the City's responsibility to maintain.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This ordinance authorizes the physical development of the subject property, which may generate revenue.

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

Click or tap here to enter text.

**Citywide Business Plan (CWBP) Impact**

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

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

## Prior Legislation

CD-AA-2022-00088 – A minor amendment was approved to include the reconfiguration of Troost Avenue, the streetcar extension and pedestrian connectivity and CPKC Stadium.

Ordinance No. 220941 – Council approved the expansion of the Berkley Riverfront MPD boundary of roughly 1.75 acres along Interstate 29/35 to allow for the construction of the KC Current stadium.

## Service Level Impacts

No impacts expected.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
The proposed zoning ordinance does not anticipate potential health impacts to any affected groups.
2. How have those groups been engaged and involved in the development of this ordinance?  
This ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on July 8, 2024.
3. How does this legislation contribute to a sustainable Kansas City?  
This ordinance contributes to the economic growth of the City.
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)  
  
Total Number of Units 429  
Number of Affordable Units Unknown
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and

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

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

Please provide reasoning why not:

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)