



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, November 5, 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

[240964](#)

Sponsor: Director of City Planning and Development Department

Approving the plat of Staley Corners West - 4th Plat, an addition in Clay County, Missouri, on approximately 16.5 acres generally located at the northwest corner of Northeast Barry Road and North Indiana Avenue, creating 32 lots and 7 tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00020)

Attachments: [DocketMemo CLD-FnPlat-2024-00020](#)

END OF CONSENTS

Director of City Planning & Development

[240967](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 10.75 acres generally located west of Interstate 29 on N.W. Prairie View Road, between N.W. Cookingham Drive to the north and N.W. 112th Street to the south from District B3-3 to District M1-2 to allow for industrial uses. (CD-CPC-2024-00117) ***Held until 11/19/2024***

Attachments: [11530NWPrairieViewRd Docket Memo](#)

Lucas

[240969](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Gail Worth as successor director to the Martin City Community Improvement District.

Attachments: [No Docket Memo 240969](#)

Director of City Planning & Development

[240970](#) Sponsor: Director of City Planning and Development Department

Vacating an approximately 7,300-square foot street in District B3-2 generally located on Archibald Avenue between Roanoke Road and Madison Avenue and directing the City Clerk to record certain documents. (CD-ROW-2024-00026)

Attachments: [Docket Memo CD-ROW-2024-000026 Archibald Ave Vacation](#)

Director of City Planning & Development

[240971](#) Sponsor: Director of City Planning and Development Department

Vacating an approximately 2,000-square-foot area of unimproved East 34th Street in District M1-5 generally located at the northeast corner of Stadium Drive and Topping Avenue and directing the City Clerk to record certain documents. (CD-ROW-2024-00021) ***Held until 11/19/2024***

Attachments: [Docket Memo East34thStreetVacation CD-ROW-2024-00021](#)

Director of City Planning & Development

[240972](#) Sponsor: Director of City Planning and Development Department

Vacating an approximately 4,500-square-foot area of unimproved White Avenue in District M1-5 generally located at the south corner of White Avenue and East 32nd Street and directing the City Clerk to record certain documents.
(CD-ROW-2024-00020) ***Held until 11/19/2024***

Attachments: [Docket Memo CD-ROW-2024-00020 WhiteAvenueVacation](#)

Director of City Planning & Development

[240976](#) Sponsor: Director of City Planning and Development

Rezoning an area of about 0.1 acre generally located at the northeast corner of West 18th Street and West Pennway from District R-2.5 (Residential) to District R-1.5 (Residential) to allow for the construction of a multi-unit building on the property. (CD-CPC-2024-00119)

Attachments: [Docket Memo CD-CPC-2024-00119](#)

Director of City Planning & Development

[240977](#) Sponsor: Director of City Planning and Development

Approving an area plan amendment to the Greater Downtown Area Plan future land use recommendation from Low Density Residential to Downtown Residential on about 0.1 acres generally located at the northeast corner of West 18th Street and West Pennway. (CD-CPC-2024-00131)

Attachments: [Docket Memo CD-CPC-2024-00131](#)

Director of City Planning & Development

[240979](#) Sponsor: Director of City Planning and Development Department

Amending Chapter 74, Article VII, Code of Ordinances, by repealing Section 74-304 entitled "Reporting Requirements" and Section 74-305 entitled "Costs and Fines" and enacting in lieu thereof new sections of like number and subject matter to improve the transparency and reporting compliance of community improvement districts; and requiring already established CIDs to submit adopted bylaws with their next annual report.

Attachments: [Chapter 74 Revisions - Docket Memo](#)

Bough

[240982](#) Sponsor: Councilmember Andrea Bough

Approving an amendment to a previously approved development plan on about 1.5 acres to allow for a multi-unit apartment complex approximately 232 feet in height in District B4-5 (Heavy Business/Commercial) generally located at 4615 Roanoke Pkwy. (CD-CPC-2024-00120)

Attachments: [Docket Memo 240982](#)

HELD IN COMMITTEE

Bunch

[240922](#) Sponsor: Councilmember Eric Bunch

Approving the First Amendment to the 39th and Main General Development Plan to amend the Estimated Completion Time of twenty years from passage of this Ordinance and affirming the findings of the City Council made when approving the Plan. *** Held until 11.19.24 ***

Attachments: [No Docket Memo 240922](#)

Bunch

[240923](#) Sponsor: Councilmember Eric Bunch

Approving the First Amendment to the Westport-Main General Development Plan to amend the Estimated Completion Time to within twenty years from passage of this ordinance and affirming the findings of the City Council made when approving the Plan. *** Held until 11.19.24 ***

Attachments: [No Docket Memo 240923](#)

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 11/19/2024

Attachments: [Docket Memo CD-ROW-2024-00015 Topping Avenue Vacation](#)

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)
Held until 11/19/2024

Attachments: [Docket Memo CD-ROW-2024-00019 Bellaire Vacation](#)

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. Comments received will be distributed to the committee and added to the public record by the clerk.

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

- Livestream on the city's website at www.kcmo.gov
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOublg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

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

Adjournment



File #: 240964

ORDINANCE NO. 240964

Sponsor: Director of City Planning and Development Department

Approving the plat of Staley Corners West – 4th Plat, an addition in Clay County, Missouri, on approximately 16.5 acres generally located at the northwest corner of Northeast Barry Road and North Indiana Avenue, creating 32 lots and 7 tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00020)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Staley Corners West – 4th Plat, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

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

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

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

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

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on October 16, 2024.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240964

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 Staley Corners West - 4th Plat, an addition in Clay County, Missouri, on approximately 16.5 acres generally located at the northwest corner of Northeast Barry Road and North Indiana Avenue, creating 32 lots and 7 tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00020)

Discussion

The request is to consider approval of a Final Plat in District R-1.5/B2-2 on about 16.5 acres generally located at the northwest corner of Northeast Barry Road and North Indiana Ave creating 32 lots and 7 tracts to allow for a residential development. This use was approved via Ordinance No. 200183 approved by City Council on March 26th, 2020 which served as the Preliminary Plat.

The Preliminary Plat proposed to develop a mixed-use development consisting of multi-family residential, fuel sales, office, retail and self-storage facilities across 33 acres. The plan also proposes to construct public streets that will extend North Bellefontaine Avenue to the north and create multiple new street connections that will connect to North Indiana Avenue and connect North Agnes Avenue to the development directly to the north, Lakeview Villas. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-110 of the Zoning and Development Code.

Staff Recommendation: Approval with Conditions

City Plan Commission Recommendation: Approval with Conditions

Fiscal Impact

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

No account string to verify as this ordinance has no 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-2019-00022 - Generally located at the northeast and northwest corners of Barry Rd and N. Indiana Ave, zoned R-1.5/B2-2, Ordinance No. 200183 approved on March 26th, 2020 by City Council.

Service Level Impacts

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

Other Impacts

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

Not applicable as this is an ordinance authorizing the subdivision of land.
Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



File #: 240967

ORDINANCE NO. 240967

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 10.75 acres generally located west of Interstate 29 on N.W. Prairie View Road, between N.W. Cookingham Drive to the north and N.W. 112th Street to the south from District B3-3 to District M1-2 to allow for industrial uses. (CD-CPC-2024-00117)

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-1453, rezoning an area of about 10.75 acres generally located west of Interstate 29 on N.W. Prairie View Road, between N.W. Cookingham Drive to the north and N.W. 112th Street to the south from District B3-3 (Commercial) to District M1-2 (Manufacturing) said section to read as follows:

Section 88-20A-1453. That an area legally described as:

Platte Gardens Tract 1 & Thrifty Rent A Car Center Lot 1.

is hereby rezoned from District B3-3 (Commercial) to District M1-2 (Manufacturing), all as shown outlined on a map marked Section 88-20A-1453, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Sara Copeland, FAICP

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240967

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving a rezoning without plan from district B3-3 (Commercial) to M1-2 (Manufacturing) on about 10.75 acres generally located west of Interstate 29 on NW Prairie View Road, between NW Cookingham Drive to the north and NW 112th Street to the south. (CD-CPC-2024-00117)

Discussion

The applicant is requesting approval of a rezoning without plan from B3-3 to M1-2. The surrounding properties are used commercially or are currently undeveloped, and are zoned KClA and B3-3, which are mainly commercial districts. The subject property is well suited for the uses of the B-3 district, the use and zoning of the surrounding properties are similar and the proximity of the site to the airport supports the use. The KCI Area Plan recommends Commercial/Industrial uses for this location.

The applicant does not have specific plans for the property at this time. The proposed zoning district will allow for potential manufacturing uses, however the low intensity of the proposed zoning district provides safety measures and requires entitlement for uses that might raise concerns for the wider community.

Public engagement as required by the Zoning and Development Code was completed on 10/04/2024; no one attended the neighborhood meeting. The application was heard at the 10/16/2024 City Plan Commission. No public comment was given at the meeting. The Commissioners voted to recommend approval without 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 rezoning of a property for future development.

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

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

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

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

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

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

Citywide Business Plan (CWBP) Impact

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

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

Prior Legislation

None.

Service Level Impacts

No service level impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance authorizing the rezoning of a property for future development
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is a zoning ordinance authorizing the rezoning of a property for future development. Public engagement is required for rezoning requests, the applicant held a public engagement meeting in compliance with the Zoning and Development Code on 10/04/2024.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a zoning ordinance authorizing the rezoning of a property for future development.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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:

NA

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 #: 240969

RESOLUTION NO. 240969

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Gail Worth as successor director to the Martin City Community Improvement District.

WHEREAS, the Martin City Community Improvement District (“District”) was established by petition of the property owners and approved by the City Council by Ordinance No. 050031; and

WHEREAS, the District’s amended petition (“Amended Petition”) was approved by City Council by Ordinance No. 090688; and

WHEREAS, the Amended Petition provides for successor director 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 person is hereby appointed as successor director to the Martin City Community Improvement District to serve such term as is provided for by the Amended Petition, to commence the date upon which the preceding term shall have expired:

Gail Worth

..end

**No Docket
Memo Provided
for Resolution
No. 240969**



File #: 240970

ORDINANCE NO. 240970

Sponsor: Director of City Planning and Development Department

Vacating an approximately 7,300-square foot street in District B3-2 generally located on Archibald Avenue between Roanoke Road and Madison Avenue and directing the City Clerk to record certain documents. (CD-ROW-2024-00026)

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 4th day of September, 2024, a petition was filed with the City Clerk of Kansas City by Rachelle Biondo for the vacation of all that part of Archibald Avenue, lying within Jones & Fisher's Addition, a subdivision in Kansas City, Jackson County, Missouri, an lying between Roanoke Road and Southwest Trafficway as they both now exist, the area to be vacated being more particularly described as follows: Beginning at the Northeast corner of Lot 25, said Jones and Fishers Addition, thence South 59°25'33" West, along the Northwesternly line of said Lot 25, a distance of 145.76 feet to the Westernmost corner of said Lot 25; thence South 89°59'46" West, along the Westerly prolongation of the Southerly line of said Lot 25, a distance of 4.88 feet to the intersection of said Southerly line with the Southerly prolongation of the Westerly line Lot 23, said Jones and Fisher's Addition; thence North 23°01'37" West, along said Westerly line, a distance of 47.93 feet to the Southwesterly corner of Lot 23, said Jones and Fishers Addition; thence North 59°25'53" East, along the Southerly line of Lots 23 to 21, inclusive, of said Jones and Fisher's Addition, a distance of 149.90 feet to the Southeast corner of said Lot 21, said point

being the Westerly line of Roanoke Road as now exists; thence South 23°28'15" East, along said Westerly line, a distance of 50.39 feet to the point of beginning and all that part Lot 21, Jones & Fisher's Addition, a subdivision in Kansas City, Jackson County, Missouri which is described in Corporation Warranty Deed filed for record as Document K238468, in Book K544 at Page 487 as follows: Beginning at the Southeast Corner of said Lot 21; thence Northwesterly along the Easterly line of said lot, 5 feet; thence Southwesterly along a straight line to a point on the Southeasterly line of said Lot 21, 45 feet West of the Southeast corner thereof; thence Northeasterly along the Southerly line of said lot, 45 feet to the point of beginning and All that part Lot 23, Jones & Fisher's Addition, a subdivision in Kansas City, Jackson County, Missouri which is described in Corporation Warranty Deed filed for record as Document K883488, in Plat Book K37 at Page 89 as follows: Beginning at the Southwest corner of Lot 23, said Jones and Fisher's Addition; thence North 23°01'37" West, along the Westerly line of said Lot 23, a distance of 17.10' (measured, 17.11' platted) to a point on the southerly line of Crossroads at Westport; thence Southeasterly and Easterly along a curve to left along the Southerly line of said Crossroads at Westport, said curve having an Initial Tangent Bearing of S 23°01'37" East, Radius of 15.00 feet. Delta of 97°32'30" (measured 25.53' platted) to a point on the Southeast line of Lot 23, said Jones and Fishers Addition; thence South 59°25'53" West, a distance of 17.12 feet (measured, S 59°26'50" W, 14.11' platted) to the point of beginning; 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 Archibald Avenue, lying within Jones & Fisher's Addition, a subdivision in Kansas City, Jackson County, Missouri, an lying between Roanoke Road and Southwest Trafficway as they both now exist, the area to be vacated being more particularly described as follows: Beginning at the Northeast corner of Lot 25, said Jones and Fishers Addition, thence South 59°25'33" West, along the Northwesterly line of said Lot 25, a distance of 145.76 feet to the Westernmost corner of said Lot 25; thence South 89°59'46" West, along the Westerly prolongation of the Southerly line of said Lot 25, a distance of 4.88 feet to the intersection of said Southerly line with the Southerly prolongation of the Westerly line Lot 23, said Jones and Fisher's Addition; thence North 23°01'37" West, along said Westerly line, a distance of 47.93 feet to the Southwesterly corner of Lot 23, said Jones and Fishers Addition; thence North 59°25'53" East, along the Southerly line of Lots 23 to 21, inclusive, of said Jones and Fisher's Addition, a distance of 149.90 feet to the Southeast corner of said Lot 21, said point being the Westerly line of Roanoke Road as now exists; thence South 23°28'15" East, along said Westerly line, a distance of 50.39 feet to the point of beginning and all that part Lot 21, Jones &

Fisher's Addition, a subdivision in Kansas City, Jackson County, Missouri which is described in Corporation Warranty Deed filed for record as Document K238468, in Book K544 at Page 487 as follows: Beginning at the Southeast Corner of said Lot 21; thence Northwesterly along the Easterly line of said lot, 5 feet; thence Southwesterly along a straight line to a point on the Southeasterly line of said Lot 21, 45 feet West of the Southeast corner thereof; thence Northeasterly along the Southerly line of said lot, 45 feet to the point of beginning and All that part Lot 23, Jones & Fisher's Addition, a subdivision in Kansas City, Jackson County, Missouri which is described in Corporation Warranty Deed filed for record as Document K883488, in Plat Book K37 at Page 89 as follows: Beginning at the Southwest corner of Lot 23, said Jones and Fisher's Addition; thence North 23°01'37" West, along the Westerly line of said Lot 23, a distance of 17.10' (measured, 17.11' platted) to a point on the southerly line of Crossroads at Westport; thence Southeasterly and Easterly along a curve to left along the Southerly line of said Crossroads at Westport, said curve having an Initial Tangent Bearing of S 23°01'37" East, Radius of 15.00 feet. Delta of 97°32'30" (measured 25.53' platted) to a point on the Southeast line of Lot 23, said Jones and Fishers Addition; thence South 59°25'53" West, a distance of 17.12 feet (measured, S 59°26'50" W, 14.11' platted) to the point of beginning; be and the same is hereby vacated and subject to the following conditions:

1. That the applicant shall retain all utility easements and protect facilities or relocate facilities as required by Spectrum Charter.
2. That the applicant remove all streetlight poles along Archibald Avenue between Roanoke Road and Madison Avenue and return the streetlights to Public Works at the applicant's cost.
3. That the applicant shall retain all utility easements and protect facilities required by Spire.
4. That the applicant shall retain all utility easements and protect facilities required by the Kansas City, Missouri Water Services Department.
5. That the applicant shall retain all utility easements and protect facilities 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.

..end

Approved as to form:

By _____
Deputy



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240970

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 7300 Square Foot street in Zoning District B3-2 (Commercial) generally located on Archibald Avenue between Roanoke Road and Madison Avenue and directing the City Clerk to record certain documents. (CD-ROW-2024-00026)

Discussion

The street requested to be vacated is a portion of an improved parking lot. The right-of-way extends west from Roanoke and dead ends to the west before Madison Avenue. This right-of-way only serves as parking and vehicular ingress/egress from the commercial center, which formerly has been anchored by Blockbuster and Mattress Firm. It does not serve as the access to any other parcel.

There are public and private utilities within the Public Right-of-Way. Public Utilities include KCMO Water Services and KCMO Public Works Street Lights. Private Utilities include Spire, Spectrum Charter, and Evergy.

Staff recommended approval with conditions. There was no public testimony regarding this case before the City Plan Commission. CPC voted to 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 an ordinance authorizing the vacation of Right of Way.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the vacation of Right of Way.

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

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

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

No prior legislation.

Service Level Impacts

Not applicable as this is an ordinance authorizing the vacation of 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 Right of Way.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an ordinance authorizing the vacation of Right of Way.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing the vacation of Right of Way.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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

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

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

Please provide reasoning why not:

Not applicable as this is an ordinance authorizing the vacation of Right of Way.

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

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing the vacation of Right of Way.

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



File #: 240971

ORDINANCE NO. 240971

Sponsor: Director of City Planning and Development Department

Vacating an approximately 2,000-square-foot area of unimproved East 34th Street in District M1-5 generally located at the northeast corner of Stadium Drive and Topping Avenue and directing the City Clerk to record certain documents. (CD-ROW-2024-00021)

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 of a tract of land being part of 34th Street, established by the plat of Couch's 1st Addition, a subdivision in Kansas City, Jackson County, Missouri described as follows: Commencing at the Southeast corner of said Section 14, Township 49 North, Range 33 West; thence North 02° 12' 09" West, 639.50 feet, on the East line of the Southeast Quarter of said Section 14; Thence North 87° 47' 42" West, 30.00 feet, to the intersection of the West Right-of-Way line of Topping Avenue and the South Right-of-way line of 34th Street, and the point of beginning of said Tract herein described; thence continuing North 87° 47' 42" West, 29.10 feet, on the South Right-of-way line of 34th Street, to the Easterly Right-of-Way line of Stadium Drive as now established (formerly Raytown Road); thence North 18° 27' 28" West, 26.72 feet, on the Northerly prolongation of said Easterly Right-of-Way line, to the Centerline of 34nd Street; thence North 21° 25' 50" West, 27.29 feet, on the Southerly prolongation of said Easterly Right-of-Way line, to the North Right-of-Way line of 34th Street; thence South 87° 47' 42" East,

49.47 feet, on said North Right-of-Way line, to a point on said West Right-of-Way line of Topping Avenue; thence South 02° 12' 09" West, 50.00 feet, on said West Right-of-Way line, to the point of beginning, said Tract containing 1,945 square feet or 0.0447 acres, 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 of a tract of land being part of 34th Street, established by the plat of Couch's 1st Addition, a subdivision in Kansas City, Jackson County, Missouri described as follows: Commencing at the Southeast corner of said Section 14, Township 49 North, Range 33 West; thence North 02° 12' 09" West, 639.50 feet, on the East line of the Southeast Quarter of said Section 14; Thence North 87° 47' 42" West, 30.00 feet, to the intersection of the West Right-of-Way line of Topping Avenue and the South Right-of-way line of 34th Street, and the point of beginning of said Tract herein described; thence continuing North 87° 47' 42" West, 29.10 feet, on the South Right-of-way line of 34th Street, to the Easterly Right-of-Way line of Stadium Drive as now established (formerly Raytown Road); thence North 18° 27' 28" West, 26.72 feet, on the Northerly prolongation of said Easterly Right-of-Way line, to the Centerline of 34nd Street; thence North 21° 25' 50" West, 27.29 feet, on the Southerly prolongation of said Easterly Right-of-Way line, to the North Right-of-Way line of 34th Street; thence South 87° 47' 42" East, 49.47 feet, on said North Right-of-Way line, to a point on said West Right-of-Way line of Topping Avenue; thence South 02° 12' 09" West, 50.00 feet, on said West Right-of-Way line, to the point of beginning, said Tract containing 1,945 square feet or 0.0447 acres, be and the same is hereby vacated, and subject to the following conditions:

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

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 #: 240971

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 2,000-square-foot area of unimproved East 34th Street in Zoning District M1-5 generally located at the northeast corner of Stadium Drive and Topping Avenue and directing the City Clerk to record certain documents. (CD-ROW-2024-00021)

Discussion

The portion of public right-of-way to be vacated is an unimproved section of East 34th Street that terminates at the corner of Stadium Drive and Topping Avenue. The area of right-of-way is approximately 2,000 square feet. The public right-of-way in question currently has both public and private utilities located within it. Kansas City Water Services has sewer located within the area. There are also AT&T and Evergy facilities located within this portion of East 34th Street.

This vacation request is to facilitate the development of the site to the northeast, owned by Langley Enterprises, LLC. The applicant's intention is to fully utilize the property located at 5819 East 32nd Street. A key element of the applicant's intent involves the vacation of East 34th Street, among several other proposed street vacations. This proposal is part of a broader initiative that includes multiple vacation requests in the vicinity. This is a companion case with CD-ROW-2024-00015 (Topping Ave), CD-ROW-2024-00019 (Bellaire Ave) and CD-ROW-2024-00020 (White Ave). A development plan will be required before future development because the site is zoned industrial and larger than 10 acres per Section 88-517-02-D.

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 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 #: 240972

ORDINANCE NO. 240972

Sponsor: Director of City Planning and Development Department

Vacating an approximately 4,500-square-foot area of unimproved White Avenue in District M1-5 generally located at the south corner of White Avenue and East 32nd Street and directing the City Clerk to record certain documents. (CD-ROW-2024-00020)

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 Kent Shafer for the vacation of a tract of land being part of White Avenue, as established by the plat of East Center, a subdivision of land in Kansas Jackson City, County, Missouri, described as follows: Beginning at the Northwest corner of Lot 1, Block 19, of said East Center subdivision; thence South 02° 12' 09" West, 60.09 feet, on the East Right-of-Way line of White 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 White 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 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 a tract of land being part of White Avenue, as established by the plat of East Center, a subdivision of land in Kansas Jackson City, County, Missouri, described as follows: Beginning at the Northwest corner of Lot 1, Block 19, of said East Center subdivision; thence South 02° 12' 09" West, 60.09 feet, on the East Right-of-Way line of White 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 White 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.

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

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

..end

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

Approved by the City Plan Commission:

Sara Copeland, FAICP
Secretary

STATE OF MISSOURI)



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240972

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 4,500-square-foot area of unimproved White Avenue in Zoning District M1-5 generally located at the south corner of White Avenue and East 32nd Street and directing the City Clerk to record certain documents. (CD-ROW-2024-00020)

Discussion

The street proposed for vacation is currently an unimproved street that terminates in a dead end. The proposed vacation is approximately 4,500 square foot area and, if approved, would bring the dead end into compliance with the zoning and development code (88-560-11-E.). The surrounding area to the west consists of undeveloped lots that are owned by the applicant. The public right-of-way in question contains no public or private utilities. The lack of public or private utilities has simplified the vacation process.

The objective of this vacation request is to facilitate the development of the site to the south and west, which is zoned for industrial uses. The applicant's intention is to fully utilize the property located at 5819 E 32nd Street. A key element of the applicant's intent involves the vacation of White Avenue, among several other proposed street vacations. This proposal is part of a broader initiative that includes multiple vacation requests in the vicinity. This is a companion case with CD-ROW-2024-00015 (Topping Ave), CD-ROW-2024-00019 (Belleaire Ave), and CD-ROW-2024-00021 (E. 34th St). A development plan will be required prior to future development since the site is zoned industrial and larger than 10 acres per Section 88-517-02-D.

Staff Recommendation: Approval without Conditions

CPC Recommendation: Approval without 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 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 #: 240976

ORDINANCE NO. 240976

Sponsor: Director of City Planning and Development

Rezoning an area of about 0.1 acre generally located at the northeast corner of West 18th Street and West Pennway from District R-2.5 (Residential) to District R-1.5 (Residential) to allow for the construction of a multi-unit building on the property. (CD-CPC-2024-00119)

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-1454, rezoning an area of about 0.1 acre generally located at the northeast corner of West 18th Street and West Pennway from District R-2.5 (Residential) to District R-1.5 (Residential), said section to read as follows:

Section 88-20A-1454. That an area legally described as:

The South 20.00 feet of Lot 67 and all of Lot 68, West of the East 55.46 feet, Block 3, less that part in road right of way, JARBOE'S ADDITION, A Subdivision in Kansas City, Jackson County, Missouri.

is hereby rezoned from R-2.5 (Residential) to R-1.5 (Residential), all as shown outlined on a map marked Section 88-20A-1454, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240976

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 0.1 acre generally located at the northeast corner of West 18th Street and West Pennway from District R-2.5 (Residential) to District R-1.5 (Residential). (CD-CPC-2024-00119)

Discussion

The applicant is proposing to rezone the subject property from district R-2.5 (Residential) to district R-1.5 (Residential). The applicant has requested the rezoning to allow for the construction of a multi-unit building on the property. District R-2.5 allows for a multi-unit house with the approval of a special use permit; the R-1.5 zoning district allows for a multi-unit building as a permitted use. Staff recommended following the special use permit entitlement process, however the applicant decided to move forward with the rezoning.

Uses to the north are primarily single-family homes zoned R-2.5. To the south is a mix of multi-family housing, zoned R-1.5, consistent with this request. To the west is a multi-family residential development zoned UR. To the east is the Greenwood Social Club which is an entertainment venue.

The Greater Downtown Area Plan recommends residential low density at this site which corresponds with R-5, R-6, R-7.5 and R-10 zoning districts. Because the requested zoning district is not consistent with the area plan, staff required that the applicant also apply for an area plan amendment to the Greater Downtown Area Plan.

Staff recommended approval. Public testimony at the CPC hearing focused on neighborhood concerns, particularly about parking. The CPC voted unanimously to recommend approval.

Fiscal Impact

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

There is no prior legislation that pertains to the rezoning of this property.

Service Level Impacts

Not applicable as this is an ordinance authorizing the rezoning of a parcel 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 rezoning of a parcel 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 rezoning of a parcel of land.

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

Not applicable as this is an ordinance authorizing the rezoning of a parcel 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 rezoning of a parcel 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 rezoning of a parcel 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 rezoning of a parcel of land.

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

No(Press tab after selecting)



File #: 240977

ORDINANCE NO. 240977

Sponsor: Director of City Planning and Development

Approving an area plan amendment to the Greater Downtown Area Plan future land use recommendation from Low Density Residential to Downtown Residential on about 0.1 acres generally located at the northeast corner of West 18th Street and West Pennway. (CD-CPC-2024-00131)

WHEREAS, on October 20, 2019, the City Council by Resolution No. 190565 adopted the Greater Downtown Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Greater Downtown Area Plan as it affects the above-described property by changing the recommended land use from residential low density to downtown residential; and

WHEREAS, the City Plan Commission considered this amendment to the Greater Downtown Area Plan on October 16, 2024; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on October 16, 2024, recommend approval of the proposed amendment to Greater Downtown Area Plan to the City Council; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Greater Downtown Area Plan is hereby amended for that area described above by changing the recommended land use from residential low density to downtown residential.

Section B. That the amendment to the Greater Downtown Area Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023, by Resolution 230257, and is adopted as a supplement to the KC Spirit Playbook.

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

..end

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240977

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving an area plan amendment to the Greater Downtown Area Plan future land use recommendation from Low Density Residential to Downtown Residential on about 0.1 acres generally located at the northeast corner of West 18th Street and West Pennway. (CD-CPC-2024-00131)

Discussion

The applicant is proposing to rezone the subject property from district R-2.5 (Residential) to district R-1.5 (Residential). The applicant has requested the rezoning to allow for the construction of a multi-unit building on the property. District R-2.5 allows for a multi-unit house with the approval of a special use permit; the R-1.5 zoning district allows for a multi-unit building as a permitted use. Staff recommended following the special use permit entitlement process, however the applicant decided to move forward with the rezoning.

Uses to the north are primarily single-family homes zoned R-2.5. To the south is a mix of multi-family housing, zoned R-1.5, consistent with this request. To the west is a multi-family residential development zoned UR. To the east is the Greenwood Social Club which is an entertainment venue.

The Greater Downtown Area Plan recommends residential low density at this site which corresponds with R-5, R-6, R-7.5 and R-10 zoning districts. Because the requested zoning district is not consistent with the area plan, staff required that the applicant also apply for an area plan amendment to the Greater Downtown Area Plan.

Staff recommended approval. Public testimony at the CPC hearing focused on neighborhood concerns, particularly about parking. The CPC voted unanimously to recommend approval.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as the proposed resolution authorizes an area plan amendment to the Greater Downtown Area Plan.
3. How does the legislation affect the current fiscal year?
Not applicable as the proposed resolution authorizes an area plan amendment to the Greater Downtown 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 the proposed resolution authorizes an area plan amendment to the Greater Downtown Area Plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as the proposed resolution authorizes an area plan amendment to the Greater Downtown 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)

No account string to verify as there is 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

There is no prior legislation relation to this area plan amendment other than the rezoning ordinance related to this case, CD-CPC-2024-00119.

Service Level Impacts

No impact expected.

Other Impacts

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

Not applicable as the proposed resolution authorizes an area plan amendment to the Greater Downtown Area Plan.

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 the proposed resolution authorizes an area plan amendment to the Greater Downtown Area Plan.

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

No(Press tab after selecting)

Not applicable as the proposed resolution authorizes an area plan amendment to the Greater Downtown Area Plan.

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

No(Press tab after selecting)



File #: 240979

ORDINANCE NO. 240979

Sponsor: Director of City Planning and Development Department

Amending Chapter 74, Article VII, Code of Ordinances, by repealing Section 74-304 entitled “Reporting Requirements” and Section 74-305 entitled “Costs and Fines” and enacting in lieu thereof new sections of like number and subject matter to improve the transparency and reporting compliance of community improvement districts; and requiring already established CIDs to submit adopted bylaws with their next annual report.

WHEREAS, this ordinance implements recommendations of City staff presented to Council in the annual Community Improvement District report to improve the transparency and reporting compliance of community improvement districts; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 74, Article VII, Code of Ordinances of Kansas City, Missouri, is hereby amended by repealing Sections 74-304 and 74-305, and enacting in lieu thereof new sections of like number and subject matter, to read as follows:

Sec. 74-304. Reporting Requirements.

(a) Annual reports and proposed annual budgets submitted to the City as required by Section 67.1471, RSMo., shall, among other things, provide a detailed breakdown of the CID revenue used or to be used toward public infrastructure improvements, exterior improvements, interior improvements, and other improvements and services.

- (1) Annual reports shall also include the name, term start and expiration dates, and contact information of each current board member to be entered into the City’s board and commissions electronic database.
- (2) Annual reports shall also include a copy of any bylaws adopted during the applicable fiscal year, including revisions to existing bylaws.

(b) The City Clerk shall notify the City Council by communications to be included on the City Council’s agenda each time a CID files its proposed annual budget and annual report with the City Clerk.

(c) City staff shall submit to the City Council, or through one of its committees, on or around November 1 of each year a report indicating the degree of compliance of all CIDs related to their submission of proposed annual budgets and annual reports within the time limits required by Section 67.1471, RSMo., whether the work performed conformed to previously submitted budgets, and whether the CID adhered to the terms of its cooperative agreement with the City. At the time of this report's presentation, a representative of each CID will be given the opportunity to provide a brief report on its activities.

Sec. 74-305. Costs and Fines.

(a) *Costs.*

(1) *Annual reimbursement.* Within 30 days of the receipt of an invoice from the City, each CID shall reimburse the City for the reasonable and actual expenses incurred by the City to:

- a. Review budgets and reports of the CID required to be submitted to the City annually and report to City Council regarding such review.
- b. Review and approve the petition of a CID.
- c. Review and approve the amended petition of an existing CID.

(2) *Annual reimbursement amount.*

- a. For a CID established pursuant to this article, the initial reimbursement amount shall be no less than \$1,000.00 nor exceed \$1,500.00 except, however, no reimbursement amount shall exceed one and one-half percent (1.5%) of the revenues collected by the CID in the preceding year.
- b. For a CID whose reimbursement amount is only for review of annual submissions, the reimbursement amount shall be no less than \$500.00 nor exceed \$1,000.00 except, however, no reimbursement amount shall exceed one and one-half percent (1.5%) of the revenues collected by the CID in the preceding year.
- c. For an existing CID that amends its petition, the initial reimbursement amount after such amendment shall be no less than \$750.00 nor exceed \$1,250.00 except, however, no reimbursement amount shall exceed one and one-half percent (1.5%) of the revenues collected by the CID in the preceding year.

(3) *Termination hearing notices.* A CID that petitions to terminate prior to the expiration of its term shall reimburse the City for the costs incurred for the publishing and mailing of the notices for the public hearing required by Section 67.1481, RSMo.

(b) *Fines.* Any CID that fails to submit its proposed annual budgets and annual reports within the timeframe required by Section 67.1471, RSMo., shall be subject to a fine of \$1,000 for every thirty (30) days delinquent, up to a maximum total fine of \$3,000.

(1) *Administrative citation.*

- a. Upon a violation, the City Manager or their designee may issue an administrative citation that includes the name of the CID, a description of the violation, the amount of the fine, and notice of the appeal process.
- b. A CID must request an administrative hearing to appeal an administrative citation within 20 days of the issuance of said administrative citation.
- c. Payment of the administrative citation shall be made within 20 days unless a hearing is requested within the 20-day period.

(2) *Administrative hearing.*

- a. The City Manager or their designee shall designate a hearing officer to hear appeals of the administrative citation.
- b. The hearing shall occur pursuant to rules prescribed by the City Manager or their designee.
- c. After considering all the testimony and evidence submitted at the hearing, the hearing officer shall issue a written decision to uphold or cancel the administrative citation with reasons for such action. The decision of the hearing officer shall be final without any further right of administrative appeal other than as provided in chapter 536, RSMo.

(c) *Ineligibility.* Any CID with unpaid costs or fines pursuant to this section may be deemed by the City Manager or their designee to be ineligible to:

- (1) Amend its petition, including the extension of its term; and
- (2) Enter into new City contracts.

Section 2. That any Community Improvement District established by Council prior to the adoption of this ordinance must submit any current, adopted bylaws with their next annual report to the City.

..end

Approved as to form:

Eluard Alegre
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240979

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 74, Article VII, Code of Ordinances, by repealing Section 74-304 entitled "Reporting Requirements" and Section 74-305 entitled "Costs and Fines" and enacting in lieu thereof new sections of like number and subject matter to improve the transparency and reporting compliance of community improvement districts; and requiring already established CIDs to submit adopted bylaws with their next annual report.

Discussion

This ordinance will revise sections of the City's Community Improvement District (CID) regulations. There will be four changes enacted by this ordinance based on recommendations included in the annual CID report.

(1) CIDs will be required to provide copies of their bylaws to the City.

(2) CIDs will be required to include the start and end dates of each Directors' term in their annual report.

(3) CIDs petitioning to terminate prior to the expiration of their term will be required to pay for the costs of the publications and certified mailings for the notice of public hearing that is required by the State.

(4) There will a clarifying point added to explicitly state a CID must request an appeal hearing for an administrative citation within 20 days of the issuance of said administrative citation.

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?

No change.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Yes, this ordinance will reduce one-time costs. The City will no longer pay for the notice of public hearing costs to terminate CIDs. The CIDs will cover the costs themselves.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

No account string to verify as this ordinance has no 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?
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
 - Engage in workforce planning including employee recruitment, development, retention, and engagement.
 - Foster a solutions-oriented, welcoming culture for employees and City Partners.
 -
 -
 -

Prior Legislation

210565, 240024

Service Level Impacts

No change.

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?
NA
3. How does this legislation contribute to a sustainable Kansas City?
NA
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



File #: 240982

ORDINANCE NO. 240982

Sponsor: Councilmember Andrea Bough

Approving an amendment to a previously approved development plan on about 1.5 acres to allow for a multi-unit apartment complex approximately 232 feet in height in District B4-5 (Heavy Business/Commercial) generally located at 4615 Roanoke Pkwy. (CD-CPC-2024-00120)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved development plan in District B4-5 generally located at 4615 Roanoke Pkwy, and more specifically described as follows:

All that part of Roanoke Parkway as now established along the Northeasterly right-of- way line of said Roanoke Parkway and being shown as that notched out area along the Southwesterly line of Lots 2 and 3 of PLAZA WEST, a subdivision in Kansas City, Jackson County, Missouri according to the recorded plat thereof and filed June 25, 1986 in the Office of the Recorder of Deeds for said County and State as Document No. K0720875 in Plat Book 36 at Page 86, all being situate in the Southwest Quarter of the Northeast Quarter of Section 30, Township 49 North, Range 33 West in said City, County and State and being more particularly described as follows:

Commencing at the Southwest comer of aforesaid Lot 3, being also the point of intersection of the North right-of way line of West 47th Street, as now established with the Northeasterly right-of-way line of aforesaid Roanoke Parkway; thence North 33 degrees 40 minutes 34 seconds West (North 33 degrees 38 minutes 26 seconds West, Plat) along the common line between the Southwesterly line of said Lot 3 with the Northeasterly right-of-way line of said Roanoke Parkway, a distance of 172.47 feet to an angle point in the Northeasterly right-of- way line of said Roanoke Parkway and the Point of Beginning of the tract of land to be herein described; thence North 02 degrees 23 minutes 40 seconds East (North 02 degrees 25 minutes 47 seconds East, Plat), continuing along the along the common between the Westerly line of said Lots 3 and 2 with the Easterly right-of-way line of said Roanoke Parkway, a distance of 60.43 feet to an angle point in the Easterly right-of- way line of said Roanoke Parkway; thence North 87 degrees 24 minutes 31 seconds West (North 88 degrees 22 minutes 23 seconds West, continuing along the along the common line between the Southerly line of said

Lot 2 with the Northerly right-of-way line of said Roanoke Parkway, a distance of 44.13 feet to an angle point in the Northeasterly right-of-way line of said Roanoke Parkway; thence South 33 degrees 40 minutes 34 seconds East, 74.95 feet to the Point of Beginning.

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 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, street trees, and art required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
3. Unless the condition(s) updated with CD CPC 2024 00120, Ordinance No. 170023, 170405, and 220155, including all conditions provided therein, shall remain in full force and effect.
4. Roof mounted mechanical equipment shall comply with 88-425-08-D.
5. No detailed sign plan was provided. All signage must comply 88 445 (non residential district).
6. A deviation to the maximum FAR of a B4 5 zoning district to permit a FAR of 6.9 for the subject property.
7. This project must meet all requirements of the 2018 IBC, KCBRC, and 2021 IECC.
8. 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)
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)
10. Fire hydrant distribution shall follow IFC 2018 Table C102.1
11. 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)

12. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC 2018 § 507.1)
13. Buildings which have an occupiable floor greater than 75 feet above grade shall meet high rise requirements (IFC 2018 Sec 914.3)
14. Submit lighting plan of parking garage prior to obtaining building permit. The industry standard for average maintained footcandles for a parking garage according to the Illumination Engineering Society (IES) would be 6fc on pavement with an average to minimum ratio of 4:1, 10 fc at elevators and stairs with the average to minimum ratio of 4:1. (Guide G 1 22)
15. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash in lieu of either form of dedication, or any combination thereof in accordance with 88 408. Should the developer choose to pay cash in lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2021 acquisition rate of \$48,801.37 per acre. This requirement shall be satisfied prior to certificate of occupancy.
16. Prior to construction adjacent to a parks and recreation jurisdictional street and/or park the developer and/or their representative shall obtain a parks permit for storage and restoration within a park or a parks and recreation jurisdictional street right of way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters
17. The developer shall submit a letter to the Parks and Recreation Department from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a parks and recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
18. The developer shall submit plans to Parks & Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks & Recreation Department Standards.

19. The developer shall comply with the Parkway and Boulevard Standards as outlined in 88 323 of the Zoning and Development Code.
20. The developer shall revise fencing/walls as proposed along Roanoke Parkway or seek approval of a variance from the Board of Zoning Adjustment. Per 88 323 02 D, any fencing that is visible from the boulevard or parkway shall be 80% transparent and constructed of high quality, permanent materials.
21. The proposed private open space tract located at the southern portion of the development shall not be counted towards the parkland dedication requirements per section 88 408. Parkland Dedication requirements shall be satisfied prior to release of certificate of occupancy.
22. The developer shall integrate into the existing street light system any relocated existing street lights 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. 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.
24. 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.
25. 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 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, 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 occupancy permits.
26. The developer shall submit construction plans in compliance with adopted standards for street improvements proposed for Roanoke Parkway to the Parks and Recreation Department and Public Works Department, and shall secure permits for those improvements as required, prior to recording the plat.

27. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
28. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
29. No water service line will be less than 1 1/2" in diameter where three or more units or Commercial building will be served by one domestic service line and meter.
30. The existing water distribution mains in the area are insufficient to support the fire and domestic demands for this development project. The developer will be required to hire a Missouri PE to analyze the extent of upgrades necessary to the existing water distribution system. The new water mains will need to provide adequate flow and pressure to support the domestic and fire demands of the new building. Public fire hydrants will need to be located at 300' max. spacing along the perimeter streets. Water Main extension plans will need to be developed following KC Water Rules and Regulations for Water Main Extensions and will need to be contracted (permitted) prior to building permit issuance. Coordination with the water main replacement project planned for the area may be possible depending on the timing.
31. 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, as amended, commonly known as the Development Regulations, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replating the property in accordance therewith.
32. The developer shall submit a Storm Drainage analysis from a Missouri licensed civil engineer to KC Water 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. 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 KC Water prior to recording the plat.
33. The developer must 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.
34. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

35. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system make other improvements may be required.
36. The developer provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc. 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 KC Water prior to recording the plat or issuance of a building permit, whichever occurs first.
37. The developer must grant a BMP Easement to the City as required by KC Water, 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 B. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240982

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving an amendment to a previously approved development plan on about 1.5 acres to allow for a multi-unit apartment complex ~232 ft in height in District B4-5 (Heavy Business/Commercial) generally located at 4615 Roanoake Pkwy. (CD-CPC-2024-00120)

Discussion

Major amendments to approved development plans must be reviewed and approved in accordance with the development plan review procedures within the Zoning and Development Code. The subject major amendment is triggered by 88-516-06-A.1.c (increase building height by more than 10% or 6 ft, whichever is less).

The original development plan for the subject property was approved on January 18, 2017 (ordinance 170023) for a 13-story building containing 257 units. Since that time, the development plan has been amended twice (ordinance 170405 approved on June 8, 2017 and ordinance 220155 approved on February 24, 2022).

This amendment is requested to allow the developer to add an additional story to the building, for a planned development of 18 stories (approximately 232 feet total) containing 279 units. The plans also request a deviation to the maximum Floor Area Ratio (FAR) allowed by the Zoning and Development Code.

City staff recommended Approval, subject to conditions. There was no public testimony at the CPC meeting. The CPC recommended approval, subject to conditions.

Fiscal Impact

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

2. What is the funding source?
Not applicable - as this is an ordinance authorizing the amendment of a previously approved development plan.
3. How does the legislation affect the current fiscal year?
Not applicable - as this is an ordinance authorizing the amendment of a previously approved development 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 an ordinance authorizing the amendment of a previously approved development plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
The proposed development plan 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

170023

Approving a development plan to allow a multi-unit residential development in District B4-5) (Heavy Business/Commercial) on about 1.5 acres generally located at 4600 Madison Avenue; and deleting said property from a previously approved development plan (9326-P11)

170405

Approving a major amendment to a development plan to add two stories to a multi-unit residential development in District B4-5 on about 1.5 acres generally located at 4600 Madison Avenue (CD-CPC-2020-00096)

220155

Approving a major amendment to a development plan to allow for adjusted building height, revised entry drive, and adjustments to the rooftop amenity space to a multi-unit residential development in District B4-5 on about 1.5 acres generally located at 4600 Madsion Avenue (CD-CPC-2021-00203)

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 the amendment of a previously approved development plan

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

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 10/02/2024. A summary of the meeting is attached to the CPC staff report.

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

The Long-Range Planning Division analyzed the proposed project against sustainable-related goals in the KC Spirit Playbook. More information would be needed to determine if the legislation contributes to a sustainable Kansas City.

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

Yes (Press tab after selecting)

Total Number of Units 279

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.

Please Select (Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



File #: 240922

ORDINANCE NO. 240922

Sponsor: Councilmember Eric Bunch

Approving the First Amendment to the 39th and Main General Development Plan to amend the Estimated Completion Time of twenty years from passage of this Ordinance and affirming the findings of the City Council made when approving the Plan.

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (PIEA) prepared and approved the 39th and Main General Development Plan (the “Plan”); and

WHEREAS, City Council approved Plan on January 12, 2006, with Ordinance No. 051513; and

WHEREAS, the Plan was never completed and now includes various examples of continuing need of industrial development in Section 100.310 RSMo; and

WHEREAS, there is historical difficulty with the pace of redevelopment within the Planning Area, as defined in the Plan; and

WHEREAS, despite its upside and economic potential, the Planning Area still includes a continuously disadvantaged census tract, an historic district and various examples of existing under-developed or poorly maintained buildings which require a comprehensive and coordinated long term development plan in partnership with the existing businesses and residents; and

WHEREAS, each industrial developer within the Planning Area has consented to the amendment of the Plan in accordance Section 100.400.1(1) RSMo; and

WHEREAS, the PIEA by Resolution No. 2330 dated August 15, 2024, recommended an amendment of the Plan to provide for an Estimated Completion Time of twenty years from the passage of this Ordinance by the City Council; and

WHEREAS, the City Council has reviewed PIEA Resolution No. 2330 and has reviewed the Plan and desires to amend the Plan to provide for an Estimated Completion Time of twenty years from the passage of this Ordinance; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the findings made in Sections 1, 3 and 4 of Ordinance No. 051513 are hereby affirmed.

Section 2. That the First Amendment to the General Development Plan for the 39th and Main PIEA Planning Area is hereby approved such that the Estimated Completion Time shall be twenty years from the passage of this ordinance. A copy of said plan is attached hereto and on file with the Office of the City Clerk.

Section 3. That the ad valorem tax exemption benefits as authorized in Section 100.570 RSMo. are hereby extended to the Planning Area, as defined in the Plan, to the extent and in the manner as provided for in said Plan and subject to the execution of a development agreement with the PIEA and the developer.

..end

Approved as to form:

Emalea Black
Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 240922**



File #: 240923

ORDINANCE NO. 240923

Sponsor: Councilmember Eric Bunch

Approving the First Amendment to the Westport-Main General Development Plan to amend the Estimated Completion Time to within twenty years from passage of this ordinance and affirming the findings of the City Council made when approving the Plan.

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (“PIEA”) prepared and approved the Westport-Main General Development Plan (the “Plan”); and

WHEREAS, City Council approved the Plan on September 9, 2010, with Ordinance No. 100635; and

WHEREAS, the Plan was never completed and now includes various examples of continuing need of industrial development in Section 100.310 RSMo; and

WHEREAS, there is historical difficulty with the pace of redevelopment within the Planning Area, as defined in the Plan; and

WHEREAS, despite its upside and economic potential, the Planning Area still includes a continuously disadvantaged census tract, an historic district and various examples of existing under-developed or poorly maintained buildings which require a comprehensive and coordinated long term development plan in partnership with the existing businesses and residents; and

WHEREAS, each industrial developer within the Planning Area has consented to the amendment of the Plan in accordance Section 100.400.1(1) RSMo; and

WHEREAS, the PIEA by Resolution No. 2326 dated August 15, 2024, recommended and approved an amendment of the Plan to extend the Estimated Completion Time to twenty years following passage of this Ordinance by the City Council; and

WHEREAS, the City Council has reviewed PIEA Resolution No. 2326 and has reviewed the Plan and desires to amend the Plan to provide for an Estimated Completion Time of twenty years from the passage of this Ordinance; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the findings made in Sections 1, 2, and 3 of Ordinance No. 100635 are hereby affirmed.

Section 2. That the First Amendment to the General Development Plan for the Westport-Main PIEA Planning Area, is hereby approved such that the Estimated Completion Time shall be twenty years from the passage of this ordinance. A copy of said plan is attached hereto and on file with the Office of the City Clerk.

Section 3. That the ad valorem tax exemption benefits as authorized in Section 100.570 RSMo. are hereby extended to the Planning Area, as defined in the Plan, to the extent and in the manner as provided for in said Plan and subject to the execution of a development agreement with the PIEA and the developer.

..end

Approved as to form:

Emalea Black
Associate City Attorney

**No Docket
Memo Provided
for Ordinance
No. 240923**



File #: 240843

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)

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)



File #: 240849

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

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 #: 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)