



## Agenda

### Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

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**Tuesday, September 16, 2025**

**1:30 PM**

**26th Floor, Council Chamber**

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

#### PUBLIC OBSERVANCE OF MEETINGS

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

Any closed session may be held via teleconference.

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

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

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

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

#### FIRST READINGS

\*\*\*BEGINNING OF CONSENTS\*\*\*

**Director of City Planning & Development**

**250794** Sponsor: Director of City Planning and Development Department

Approving the plat of KCI Logistics Parks Third Plat, an addition in Platte County, Missouri, on approximately 430 acres generally located at the southwest corner of North Winan Road and Highway 92, creating two lots for the purpose of industrial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents.  
(CLD-FnPlat-2025-00025)

**Director of City Planning & Development**

**250795** Sponsor: Director of City Planning and Development Department

Approving the plat of Trails at Ambassador- First Plat, an addition in Platte County, Missouri, on approximately 18 acres generally located at the southwest corner of North Polo Drive and North Ambassador Drive, creating five (5) lots and one (1) tract for the purpose of commercial development; accepting various easements; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents.  
(CLD-FnPlat-2024-00036)

**Director of City Planning & Development**

**250796** Sponsor: Director of City Planning and Development Department

Approving the plat of Chatham Avenue Self Storage, an addition in Platte County, Missouri, on approximately 3 acres generally located 600 feet north of the intersection of N.W. 64th Street and N. Chatham Avenue, creating 2 lots and 2 tracts for the purpose of a self-storage building; accepting various easements; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents.  
(CLD-FnPlat-2025-00023)

\*\*\*END OF CONSENTS\*\*\*

**Lucas**

**250715** Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Ryan Hackenmiller, Jessica Rutland and M. Grant Harrison as successor directors to the 51st & Oak Community Improvement District.

HEALTH DEPARTMENT

**Director of Health**

**250784** Sponsor: Director of Health Department

Accepting and approving a one-year \$190,160.00 grant award with Missouri Department of Health and Senior Services for the City's Cities Readiness Initiative program; estimating and appropriating the sum of \$190,160.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

**Director of Health**

**250785** Sponsor: Director of Health Department

Accepting and approving a one-year \$83,850.00 grant amendment with the Missouri Department of Health and Senior Services to conduct Perinatal Hepatitis B Case management and surveillance activities in Kansas City, Missouri; estimating and appropriating the sum of \$83,850.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date

**Director of Health**

**250788** Sponsor: Director of Health Department

Accepting and approving a one-year \$130,699.60 grant award with Missouri Department of Health and Senior Services to coordinate services for children and youth with special health care needs; estimating and appropriating the sum of \$130,699.60 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date

**Director of Health**

**250789** Sponsor: Director of Health Department

Accepting and approving a one-year \$125,944.00 grant amendment with Missouri Department of Health and Senior Services to provide funding for a comprehensive HIV surveillance program; estimating and appropriating the sum of \$125,944.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date

**Director of Health**

**250790** Sponsor: Director of Health Department

Accepting and approving a grant award amendment in the amount of \$2,474,669.00 as part of the Ryan White HIV Emergency Relief Part A/Minority AIDS Initiative (MAI) Grant from the Department of Health and Human Services-Health Resources and Services Administration (HRSA); appropriating and estimating revenue in the amount of \$2,474,669.00; and recognizing this ordinance as having an accelerated effective date

**Director of Health**

**250792** Sponsor: Director of Health Department

Accepting and approving a one-year \$166,690.00 grant award with Missouri Department of Health and Senior Services for the City's Public Health Preparedness program; estimating and appropriating the sum of \$166,690.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date

**Director of Health**

**250806** Sponsor: Director of Health Department

Accepting and approving a one-year \$71,149.00 grant award from the Missouri Department of Health and Senior Services to conduct tuberculosis control activities in Kansas City, Missouri; estimating and appropriating \$71,149.00 in the Governmental Grants Fund; and recognizing this ordinance as having an accelerated effective date.

**CITY PLANNING AND DEVELOPMENT**

**Director of City Planning & Development**

**250798** Sponsor: Director of City Planning and Development Department

Approving the petition to amend the Ambassador Building Community Improvement District, generally located at the northwest of the intersection of Northwest Cookingham Drive and North Ambassador Drive in Kansas City, Platte County, Missouri; and directing the City Clerk to report the amendment of the District to the Missouri Department of Economic Development and the Missouri State Auditor.



**Director of City Planning & Development**

**250802** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 5 acres generally located at W. 13th Street and Summit Street from District UR to District DX-5 and approving a development plan to allow for a school, entertainment venue, and spectator sports and sports and recreation, participant uses. (CD-CPC-2025-00060 & CD-CPC-2025-00059)

**Director of City Planning & Development**

**250803** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.45 acres generally located at the southeast corner of East 29th Street and Holmes Street from Districts B4-5 and R-2.5 to District DR-1. (CD-CPC-2025-00106)

**Director of City Planning & Development**

**250804** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 3 acres generally located at 3200 and 3201 Troost Avenue from Districts B4-5 and B3-2 to District MPD and approving a development plan to allow for a multi-unit building to be constructed on each site. (CD-CPC-2025-00075).

**Director of City Planning & Development**

**250805** Sponsor: Director of City Planning and Development Department

Vacating approximately 1.07 acres of right-of-way in Zoning District MPD generally located at Colorado Avenue north of Highway 150; and directing the City Clerk to record certain documents. (CD-ROW-2025-00010)

HELD IN COMMITTEE

**Director of City Planning & Development**

**250536** Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Midtown/Plaza Area Plan on about 0.6 acres generally located at 3809 Roanoke Road by changing the recommended land use from residential low density and mixed use neighborhood to mixed use neighborhood for. (CD-CPC-2025-00055)

**Director of City Planning & Development**

**250537** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.6 acres generally located at 3809 Roanoke Road from Districts B3-2 and R-5 to District B3-3 and approving a development plan to allow for a multi-unit residential building with limited commercial space. (CD-CPC-2025-00054 and CD-CPC-2025-00056)

**Director of City Planning & Development**

**250668** Sponsor: Director of City Planning and Development Department

Approving an amendment to Shoal Creek Valley Area Plan by changing the recommended land use from mixed use community, residential low density, and residential medium density to residential high density, in an area generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway. (CD-CPC-2025-00079)

**Director of City Planning & Development**

**250674** Sponsor: Director of City Planning and Development Department

Rezoning an area of approximately 30 acres generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway from Districts B3-2 and R-2.5 to District R-2.5 and approving a development plan which also serves as a preliminary plat allowing for 177-unit cottage house development on one lot. (CD-CPC-2025-00077 and CD-CPC-2025-00076)

## ADDITIONAL BUSINESS

### 1. Land Development Division Update

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

### 3. 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.

4. Those who wish to comment on proposed ordinances can email written testimony to [public.testimony@kcmo.org](mailto:public.testimony@kcmo.org). Comments received will be distributed to the committee and added to the public record by the clerk.

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

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

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

Adjournment



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**File #: 250794**

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### ORDINANCE NO. 250794

Sponsor: Director of City Planning and Development Department

Approving the plat of KCI Logistics Parks Third Plat, an addition in Platte County, Missouri, on approximately 430 acres generally located at the southwest corner of North Winan Road and Highway 92, creating two lots for the purpose of industrial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00025)

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

Section 1. That the plat of KCI Logistics Parks Third Plat, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

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

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

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

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

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on August 20, 2025.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250794

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 KCI Logistics Parks Third Plat, an addition in Platte County, Missouri, on approximately 430 acres generally located at the southwest corner of North Winan Road and Highway 92, creating two lots for the purpose of industrial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00025)

### Discussion

The request is to consider approval of a Final Plat in District MPD (Master Planned Development) on about 430 acres generally located at the southwest corner of North Winan Road and Highway 92, allowing for the creation of 2 lots for the purposes of an industrial development. This use was approved in Case No. CD-CPC-2022-00097 and further amended under CD-AA-2025-00067 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a 20 million square foot commercial office and warehouse development. The plan dedicates right-of-way for the future extension of Mexico City Avenue.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-280 of the Zoning and Development Code.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

### Fiscal Impact

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

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

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

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

## Prior Legislation

CD-AA-2025-00067 – Approved a minor amendment to an approved development plan which also serves as a preliminary plat, in District MPD (Master Planned Development) for the purpose of expanding the district, and allowing for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue, approved July 24, 2025.

Case No. CD-AA-2024-00029 - Minor Amendment to allow for a change in phasing of the KCI 29 Logistics Park Second Plat. This change in phasing created smaller acreages of phases to allow flexibility to the extension of Mexico City Avenue, approved on August 23, 2024.

Case No. CD-CPC-2022-00097 - Resolution No. 220882 adopted by City Council on October 6, 2022, amended the Kansas City International Area Plan by changing the recommended land use from Residential Very Low Density to Industrial land use designation on about 290 acres in an area generally located on the north side of NW 128th Street, south of the extension of NW 136th Street, east N. Winan Road and west of NW Interurban Road.

Case No. CD-CPC-2022-00096 - Ordinance No. 220884 passed by City Council on October 6, 2022, approved an amendment to the major street plan for the realignment of NW 128th Street, NW 136th Street, N. Ambassador Drive and N. Winan Avenue and addition of NW 132nd Street, in the area bordered by MO Route 92 on the north, I-29/I-435 & NW 128th Street on the south, NW Interurban Road on the east and N. Bethel Avenue on the west.

## Service Level Impacts

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

3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing the subdivision of private 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 private 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 private 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 private land.

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



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**File #: 250795**

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### ORDINANCE NO. 250795

Sponsor: Director of City Planning and Development Department

Approving the plat of Trails at Ambassador- First Plat, an addition in Platte County, Missouri, on approximately 18 acres generally located at the southwest corner of North Polo Drive and North Ambassador Drive, creating five (5) lots and one (1) tract for the purpose of commercial development; accepting various easements; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00036)

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

Section 1. That the plat of Trails at Ambassador- First Plat, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

Section 3. That the Director of Water Services is hereby authorized to execute a Covenant to Maintain Stormwater and BMP Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

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

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

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on August 20, 2025.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250795

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 Trails at Ambassador- First Plat, an addition in Platte County, Missouri, on approximately 18 acres generally located at the southwest corner of North Polo Drive and North Ambassador Drive, creating five (5) lots and one (1) tract for the purpose of commercial development; accepting various easements; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00036)

### Discussion

The request is to consider approval of a Final Plat in District B4-3 on about 18 acres generally located at the southwest corner of North Polo Drive and North Ambassador Drive creating five (5) lots and one (1) tract for a commercial development.

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

This use was approved in Case No. CD-CPC-2024-00106 which served as the Preliminary Plat. The Preliminary Plat proposed to develop four lots on a private drive. The applicant is proposing only one entrance to this development from North Ambassador Drive. Additionally, this final plat dedicates the required 50' easement for the Rapid Transit Corridor, which is proposed to follow Ambassador Drive.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

## Fiscal Impact

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

## Citywide Business Plan (CWBP) Impact

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

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

## Prior Legislation

CD-CPC-2024-00106 & CD-CPC-2024-00130 – Ordinance 241042, rezoned an area of about 19 acres from District B3-3 to District B4-3 generally located at N. Ambassador Drive and N. Polo Drive and approved a development plan that also served as a preliminary plat to allow for commercial uses, approved on December 12, 2024.

## Service Level Impacts

Not applicable as this is an ordinance authorizing the subdivision of private 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 private 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 private land.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing the subdivision of private 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 private 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 private 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 private land

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

No(Press tab after selecting)





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**File #: 250796**

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### ORDINANCE NO. 250796

Sponsor: Director of City Planning and Development Department

Approving the plat of Chatham Avenue Self Storage, an addition in Platte County, Missouri, on approximately 3 acres generally located 600 feet north of the intersection of N.W. 64th Street and N. Chatham Avenue, creating 2 lots and 2 tracts for the purpose of a self-storage building; accepting various easements; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00023)

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

Section 1. That the plat of Chatham Avenue Self Storage, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

Section 3. That the Director of Water Services is hereby authorized to execute a Covenant to Maintain Private Storm Sewer Main Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

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

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

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on August 20, 2025.

..end

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250796

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 Chatham Avenue Self Storage, an addition in Platte County, Missouri, on approximately 3 acres generally located 600 feet north of the intersection of NW 64<sup>th</sup> Street and N Chatham Avenue, creating 2 lots and 2 tracts for the purpose of a self storage building; accepting various easements; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00023)

### Discussion

The request is to consider approval of a Final Plat in B4-3 (Commercial) on about 3 acres generally located 600 feet north of the intersection of Northwest 64<sup>th</sup> Street and North Chatham Avenue to allow for the creation of 2 lots and 2 tracts for the purposes of a self-storage building.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-120 of the Zoning and Development Code.

This use was approved in Case No. CD-CPC-2025-00196 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a single self-storage building on one large lot. A second lot, which has an area of 0.52 acres, is proposed on the northern side of the development, with no current development planned. Two tracts are included with this plat, which will serve as vehicular access tracts for adjacent parcels.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

## Fiscal Impact

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

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

No account string to verify.

## Citywide Business Plan (CWBP) Impact

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

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

## Prior Legislation

CD-CPC-2024-00196 & 00197 – Ordinance 250203, rezoned an area of about 3 acres generally located 600 feet north of the intersection of Northwest 64<sup>th</sup> Street and North Chatham Avenue from District B3-2 to District B4-3 and approved a development plan, also serving as a preliminary plat, to allow for a self-storage warehouse, approved March 6, 2025

CD-CPC-2024-00199- Resolution 250200, approved an amendment to the Line Creek Valley Area Plan on about 3 acres generally located 600 feet north of the intersection of Northwest 64<sup>th</sup> Street and North Chatham Avenue by changing the recommended land use from mixed use community to commercial, approved March 6, 2025.

## Service Level Impacts

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

## Other Impacts

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

Click or tap here to enter text.

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

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

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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



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**File #: 250715**

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### RESOLUTION NO. 250715

Sponsor: Mayor Quinton Lucas

**RESOLUTION** - Appointing Ryan Hackenmiller, Jessica Rutland and M. Grant Harrison as successor directors to the 51st & Oak Community Improvement District.

WHEREAS, the 51st & Oak Community Improvement District (“District”) was established by petition of the property owners ( “Petition”) and approved by the City Council by Ordinance No. 150507; and

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

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

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

That the following persons are hereby appointed as successor directors to the 51st & Oak Community Improvement District to serve such terms as is provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

Ryan Hackenmiller  
Jessica Rutland  
M. Grant Harrison

..end

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# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250715

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

Appointing Ryan Hackenmiller, Jessica Rutland and M. Grant Harrison as successor directors to the 51st & Oak Community Improvement District.

### Discussion

The 51st & Oak Community Improvement District ("District") was established by petition of the property owners ( "Petition") and approved by the City Council by Ordinance No. 150507. The Petition provides for successor directors to be appointed by the Mayor, with the consent of the City Council, according to slates which have been submitted by the District. The District has submitted a slate to the City Clerk as provided by the Petition.

### Fiscal Impact

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



## Office of Management and Budget Review

(OMB Staff will complete this section.)

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

## Additional Discussion (if needed)

No account string to verify because this legislation does not have a 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

N/A

## Service Level Impacts

Not applicable as this legislation does not have a fiscal impact.

## Other Impacts

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Not applicable as this legislation does not have a fiscal impact.

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

No(Press tab after selecting)

Click or tap here to enter text.

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



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**File #: 250784**

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ORDINANCE NO. 250784

Sponsor: Director of Health Department

Accepting and approving a one-year \$190,160.00 grant award with Missouri Department of Health and Senior Services for the City's Cities Readiness Initiative program; estimating and appropriating the sum of \$190,160.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the Cities Readiness Initiative works to enhance and expand the public health response capacity while building a more focused approach to large scale medication dispensing and vaccination operations; and

WHEREAS, the Cities Readiness Initiative evaluates the City's ability to provide mass medication dispensing to the entire population within 24 to 48 hours through a system of "Open" and "Closed" Points of Dispensing (PODs), ensuring readiness for both public and pre-arranged organizational response needs; NOW, THEREFORE;

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a one-year grant award between the City of Kansas City, Missouri, acting through its Director of Health (the "Director"), and the Missouri Department of Health and Senior Services ("DHSS"), whereby DHSS will provide additional funding for the City's Cities Readiness Initiative program, for a period beginning July 1, 2025 through June 30, 2026, for an amount not to exceed \$190,160.00 is hereby accepted and approved. A copy of the award, in substantial form, is on file with the Director.

Section 2. That revenue in the following account of the Health Grants Fund is hereby estimated in the following amount:

26-2480-500001-477255-G50501426	Cities Readiness Initiative 26	\$190,160.00
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Section 3. That the sum of \$190,160.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

26-2480-505014-A-G50501426	Cities Readiness Initiative 26	\$165,955.17
26-2480-505014-B-G50501426	Cities Readiness Initiative 26	5,000.00
26-2480-505014-C-G50501426	Cities Readiness Initiative 26	<u>19,204.83</u>
	TOTAL	\$190,160.00

Section 4. That the Director is hereby designated as requisitioning authority for Account No. 26-2480-505014-G50501426 and is authorized to expend the sum of \$190,160.00 from funds previously appropriated to the accounts.

Section 5. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

..end

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

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William Choi  
Interim Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250784

Submitted Department/Preparer: Health

Revised 6/10/24

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

### Executive Summary

Accepting and approving a one year \$190,160.00 grant award with Missouri Department of Health and Senior Services for the City's Cities Readiness Initiative (CRI) program; estimating and appropriating the sum of \$190,160.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

### Discussion

Since public health threats are always present, being prepared to prevent, respond and rapidly recover from these types of events can save lives and protect the safety of our citizens.

This grant funding helps cover the planning functions and equipment needed to develop two unique public health operations, each which focuses on different planning functions.

The Cities Readiness Initiative builds off the Public Health Preparedness base program in the effort to enhance and expand the public health response capacity while building a more focused approach to large scale medication dispensing and vaccination efforts.

CRI program measures and evaluates the KCHD's plan regarding its ability to provide mass medication dispensing to the entire City of Kansas City' population within 24-48 hours.

Dispensing operation focus on the concepts of "Open" and "Closed" points of dispensing (POD)

Open PODS are those large scale public focused operations while closed PODS are those operations that are pre-arranged with large businesses and other organizations.

### Fiscal Impact

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

2. What is the funding source?

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

This legislation accepts, estimates, and appropriates a grant award in the amount of \$190,160.00

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

No

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

Leverages outside funding

**Office of Management and Budget Review**

(OMB Staff will complete this section.)

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

**Additional Discussion (if needed)**

Click or tap here to enter text.

**Citywide Business Plan (CWBP) Impact**

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

- ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
- ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

## Prior Legislation

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

## Service Level Impacts

The receipt of this contract's funding allows KCHD to continue its planning and response efforts, which better prepares the department's response to a public health emergency in an effective and efficient manner using an all-hazards approach. Having such plans developed helps not only with the longer-term operations of the department but also enhances the day-to-day operations of the KCHD.

Operational plans, equipment, and supplies that are developed/ procured from these funds continue to be relied upon and enhance everyday operations at the KCHD.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
All citizens and visitors of the City of Kansas City will benefit from the enhanced abilities that are developed by the KCHD during a public health emergency.
2. How have those groups been engaged and involved in the development of this ordinance?  
No
3. How does this legislation contribute to a sustainable Kansas City?  
Click or tap here to enter text.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

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:

No subcontracting

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)





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**File #: 250785**

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ORDINANCE NO. 250785

Sponsor: Director of Health Department

Accepting and approving a one-year \$83,850.00 grant amendment with the Missouri Department of Health and Senior Services to conduct Perinatal Hepatitis B Case management and surveillance activities in Kansas City, Missouri; estimating and appropriating the sum of \$83,850.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date

WHEREAS, Hepatitis B virus is a serious infectious illness of the liver transmitted through blood and body fluids, with perinatal infection serving as a major route of transmission; and

WHEREAS, infants infected with Hepatitis B have a 90% risk of developing chronic infection and a 25% lifetime risk of premature death, and the use of Hepatitis B Immune Globulin and timely completion of the vaccine series has been shown to be up to 95% effective in preventing infection in newborns; and

WHEREAS, this funding supports the Perinatal Hepatitis B Program, which identifies and provides case management to pregnant women infected with Hepatitis B to ensure newborns, household members, and close contacts receive timely immunizations and appropriate treatment; NOW THEREFORE;

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a one-year grant amendment between the City of Kansas City, Missouri, acting through its Director of Health (the "Director"), and the Missouri Department of Health and Senior Services ("DHSS"), whereby DHSS will provide additional funding to conduct Perinatal Hepatitis B Case management and surveillance activities in Kansas City, Missouri, for a period beginning July 1, 2025 through June 30, 2026, for an amount not to exceed \$83,850.00 is hereby accepted and approved. A copy of the award, in substantial form, is on file with the Director.

Section 2. That revenue in the following account of the Health Grants Fund is hereby estimated in the following amount:

26-2480-500001-471980-G50542227	Perinatal Hepatitis B	\$83,850.00
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Section 3. That the sum of \$83,850.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

26-2480-505422-A-G50542227	Perinatal Hepatitis B	\$80,255.00
26-2480-505422-B-G50542227	Perinatal Hepatitis B	1,895.00
26-2480-505422-C-G50542227	Perinatal Hepatitis B	<u>1,700.00</u>
	TOTAL	\$83,850.00

Section 4. That the Director is hereby designated as requisitioning authority for Account No. 26-2480-505422-G50542227 and is authorized to expend the sum of \$83,850.00 from funds previously appropriated to the accounts.

Section 5. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

..end

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

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William Choi  
Interim Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250785

Submitted Department/Preparer: Health

Revised 6/10/24

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

### Executive Summary

Accepting and approving a one year \$83,850.00 grant amendment with Missouri Department of Health and Senior Services to conduct Perinatal Hepatitis B Case management and surveillance activities in Kansas City, Missouri; estimating and appropriating the sum of \$83,850.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

### Discussion

Hepatitis B virus (HBV) is an infectious illness of the liver caused by the Hepatitis B virus, it is transmitted by exposure to infectious blood or body fluids, and perinatal infection is a major route of infection. These funds provide support to identify pregnant women who are infected with hepatitis B to provide immunizations to the newborn, for household, and sexual contacts to prevent hepatitis B infection. The program routinely maintains a case load of 10-15 pregnancies through surveillance effort and follows an additional 25-30 newborns to achieve appropriate vaccine compliance.

Perinatal Hepatitis B program overview:

Provides case management to pregnant women with positive hepatitis B markers to collaborate with the mothers of those newborns in getting them the appropriate treatment at birth, and successful completion of the Hepatitis B vaccine series which helps prevent transmission of the virus to their infants.

Infants infected with HBV have a 90% risk of developing chronic HBV infection and a 25 % lifetime risk of dying prematurely from cirrhosis or liver cancer.

Hepatitis B Immune Globulin (HBIG) and the first does of Hepatitis B vaccine on the day of delivery, followed by timely completion of the hepatitis B vaccine series has been shown to be 85%-95% effective in preventing HBV infection in the newborn.

Collaboration with the birthing hospitals encourages predelivery testing and coordination of that providing that treatment along with the provision of the first does of HBV are given to those infants as soon as they are born.

Following up with the medical providers to coordinate the timely vaccination of the full series of vaccinations and proper bloodwork are completed to monitor that the antibodies are high enough to protect the infant at the end of the vaccination series.

## Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
26-2480-505422-G50542227- Perinatal Hepatitis B Health Grants Fund
3. How does the legislation affect the current fiscal year?  
This legislation accepts, estimates, and appropriates a grant amendment in the amount of \$83,850.00.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Leverages outside funding

## Office of Management and Budget Review

(OMB Staff will complete this section.)

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

## Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

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

Housing and Healthy Communities (Press tab after selecting.)

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

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

## Prior Legislation

[Click or tap here to list prior, related ordinances/resolutions.](#)

## Service Level Impacts

Hepatitis B virus (HBV) infection in a pregnant woman poses risk to her infant at birth. Without postexposure immunoprophylaxis, approximately 40% infants born to HBV-infected mother in the United States will develop chronic HBV infection, approximately one-fourth of them will eventually die from chronic liver disease.

Perinatal HBV transmission can be prevented by identifying HBV infected (i.e., hepatitis B surface antigen [HBsAg]-positive) pregnant women and providing hepatitis B immune globulin and hepatitis B vaccine to their infants within 12 hours of birth.

Preventing perinatal HBV transmission is an integral part of the national strategy to eliminate hepatitis B in the United States.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
The ability to limit/ decrease/ eliminate the spread of Hepatitis B in the community.

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

No

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

It will assist in the prevention of Hepatitis B in approximately one-fourth of the population from developing chronic liver disease.

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:

Reciept of grant funding

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



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**File #: 250788**

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ORDINANCE NO. 250788

Sponsor: Director of Health Department

Accepting and approving a one-year \$130,699.60 grant award with Missouri Department of Health and Senior Services to coordinate services for children and youth with special health care needs; estimating and appropriating the sum of \$130,699.60 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date

WHEREAS, this funding provides service coordination for children and youth from birth to age twenty-one residing in Jackson, Cass, Clay, Platte, and Ray Counties who are at increased risk of chronic physical, developmental, behavioral, or emotional conditions and who require more extensive health-related services than typically needed; and

WHEREAS, the Program acts as a payer of last resort by assisting medically eligible children and youth whose families also meet financial eligibility guidelines, and supports early identification, timely referral, and coordination of diagnostic and treatment services to promote healthy growth and development; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a one-year grant award between the City of Kansas City, Missouri, acting though its Director of Health (the "Director"), and the Missouri Department of Health and Senior Services ("DHSS"), whereby DHSS will provide additional funding for the City's Children and Youth with Special Health Care Needs program in the Kansas City, Missouri area, for a period beginning July 1, 2025 through June 30, 2026, for an amount not to exceed \$130,699.60 is hereby accepted and approved. A copy of the award, in substantial form, is on file with the Director.

Section 2. That revenue in the following account of the Health Grants Fund is hereby estimated in the following amount:

26-2480-500001-472880-G50542627B	Children with Special Health	\$130,699.60
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Section 3. That the sum of \$130,699.60 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

26-2480-505426-A-G50542627B	Children with Special Health	\$116,844.00
26-2480-505426-B-G50542627B	Children with Special Health	2,324.60

26-2480-505426-C-G50542627B	Children with Special Health	<u>11,531.00</u>
	TOTAL	\$130,699.60

Section 4. That the Director is hereby designated as requisitioning authority for Account No. 26-2480-505426-G50542627B and is authorized to expend the sum of \$130,699.60 from funds previously appropriated to the accounts.

Section 5. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

..end

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

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William Choi  
Interim Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250788

Submitted Department/Preparer: Health

Revised 6/10/24

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

### Executive Summary

Accepting and approving a one year \$130,699.60 grant award with Missouri Department of Health and Senior Services to coordinate services for children and youth with special health care needs; estimating and appropriating the sum of \$130,699.60 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

### Discussion

This funding from the Missouri Department of Health and Senior Services funds coordination services for children and youth with special health care needs who live in the following counties: Jackson, Cass, Clay, Platte, and Ray. The purpose of this contract is to provide services for individuals from birth to age twenty-one (21) who have or are at an increased risk for a medical condition that may hinder their normal physical growth and development and who require more medical services than children and youth generally. The Program focuses on early identification and service coordination for individuals who meet medical eligibility guidelines. The program acts as a payer of last resort, and as such provides limited funding for medically necessary diagnostic and treatment services for individuals whose families also meet financial eligibility guidelines. This contract allows the Health Department to fund one (1) full-time Service Coordinator position. The Kansas City, MO Children and Youth with Special Health Care Needs program provided service coordination services for sixty-two (62) families from July 2024 to July 2025.

### Fiscal Impact

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

2480-Health Grants Fund

3. How does the legislation affect the current fiscal year?  
This legislation accepts, estimates, and appropriates a grant award in the amount of \$130,699.60.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Leverage Outside Funding

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

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

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

## Prior Legislation

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

## Service Level Impacts

The Children and Youth with Special Health Care Needs program ensures that children and youth who have a diagnosis of a special health care need are provided with early identification and integration of supportive resources. Early identification and integration of resources enhances the best possible health outcomes with the greatest degree of independence for individuals diagnosed with a special health care need.

## Other Impacts

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

The Children and Youth with Special Health Care Needs program partners with participants and their families to achieve coordinated, ongoing, and comprehensive care within a medical home which provides for successful transitions into adulthood.

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

N/A

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

The Children and Youth with Special Health Care Needs program partners with participants and their families to achieve coordinated, ongoing, and comprehensive care within a medical home which provides for successful transitions into adulthood.

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:

No subcontracting

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

No(Press tab after selecting)

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

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

No(Press tab after selecting)



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**File #: 250789**

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### ORDINANCE NO. 250789

Sponsor: Director of Health Department

Accepting and approving a one-year \$125,944.00 grant amendment with Missouri Department of Health and Senior Services to provide funding for a comprehensive HIV surveillance program; estimating and appropriating the sum of \$125,944.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date

WHEREAS, the HIV surveillance program is responsible for monitoring and coordinating the reporting of HIV disease across a seven-county region of Missouri, working with physicians, hospitals, and laboratories to collect accurate case information; and

WHEREAS, the data generated through HIV surveillance provides essential statistical reports that support grant applications, prevention initiatives, and the Ryan White Program, which delivers critical services to individuals living with HIV in the Kansas City metropolitan area; NOW THEREFORE,

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

Section 1. That a one-year grant amendment between the City of Kansas City, Missouri, acting through its Director of Health (the "Director"), and the Missouri Department of Health and Senior Services ("DHSS"), whereby DHSS will provide funding for the City's HIV Surveillance program, for a period beginning June 1, 2025 through May 31, 2026, for an amount not to exceed \$125,944.00 is hereby accepted and approved. A copy of the award, in substantial form, is on file with the Director.

Section 2. That revenue in the following account of the Health Grants Fund is hereby estimated in the following amount:

26-2480-500001-473570-G50242527	HIV/AIDS Surveillance 27	\$125,944.00
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Section 3. That the sum of \$125,944.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

26-2480-505416-A-G50242527	HIV/AIDS Surveillance 27	\$124,093.00
26-2480-505416-B-G50242527	HIV/AIDS Surveillance 27	900.00
26-2480-505416-C-G50242527	HIV/AIDS Surveillance 27	951.00
	TOTAL	<u>\$125,944.00</u>

Section 4. That the Director is hereby designated as requisitioning authority for Account No. 26-2480-505416-G50242527 and is authorized to expend the sum of \$125,944.00 from funds previously appropriated to the accounts.

Section 5. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

..end

\_\_\_\_\_

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

\_\_\_\_\_  
William Choi  
Interim Director of Finance

Approved as to form:

\_\_\_\_\_  
Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250789

Submitted Department/Preparer: Health

Revised 6/10/24

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

### Executive Summary

Accepting and approving a one year \$125,944.00 grant amendment with Missouri Department of Health and Senior Services to provide funding for a comprehensive HIV surveillance program ; estimating and appropriating the sum of \$125,944.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

### Discussion

HIV surveillance is responsible for identifying and coordinating the reporting of HVI disease in a seven-county region of Missouri. Routine contact with physicians, hospitals and laboratories facilitates their reporting, and the aggregate numbers are returned to the community as statical reports which support numerous grant applications and prevention activities.

HIV surveillance provides data and statical information needed to apply and maintain funds that support Ryan White activities that assist those living with HIV in the Kanas City Metro area.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?  
2480 Health Grants Fund
3. How does the legislation affect the current fiscal year?  
This legislation accepts, estimates, and appropriates a grant award in the amount of \$125,944.00.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

No

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

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

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

## Prior Legislation



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

## Service Level Impacts

Example if applicable: Many public health programs are funded based on the needs of the community and impact upon individual citizens and high-risk groups. This program allows for direct analysis of data surrounding those living with HIV and how to best provide the available resources (case management, medications housing, transportation) to those individuals.

## Other Impacts

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

Case surveillance data provide the basis for our understanding of the burden of disease and are used to guide public health action at the federal, state, and local levels.

Knowing how many people are diagnosed with HIV infection each year-and the stage of disease at diagnosis-is important for planning, resource allocation, and for monitoring trends and disparities between groups.

Laboratory data (e.g. viral load and CD4 counts) are essential for monitoring whether people are receiving the vital HIV medical care services they need to live long healthy lives and reduce the transmission to others.

With these data, state and local level staff can identify people with HIV who may not be receiving care and help them to return to care.

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

No

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

Promoting economic vitality, social equality and environmental quality in addressing public health initiatives is often dependent upon federal, state and local funding; however the goal of these programs is to promote and protect all citizens of Kansas City on a continuing, ongoing and sustainable basis.

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:

No subcontracting

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



## Legislation Text

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**File #: 250790**

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### ORDINANCE NO. 250790

Sponsor: Director of Health Department

Accepting and approving a grant award amendment in the amount of \$2,474,669.00 as part of the Ryan White HIV Emergency Relief Part A/Minority AIDS Initiative (MAI) Grant from the Department of Health and Human Services-Health Resources and Services Administration (HRSA); appropriating and estimating revenue in the amount of \$2,474,669.00; and recognizing this ordinance as having an accelerated effective date

WHEREAS, Ryan White Part A and Minority AIDS Initiative funds provide core medical and related support services to improve access and reduce disparities in health outcomes in the Kansas City Transitional Grant Area (KC-TGA); and

WHEREAS, the Kansas City Transitional Grant Area (KC-TGA), which includes counties in both Missouri and Kansas, qualifies as an eligible metropolitan area under the federal Ryan White Part A and Minority AIDS Initiative (MAI) programs due to the high incidence of HIV/AIDS, and has received Part A funding for over 30 years to support a comprehensive system of care for people living with HIV; and

WHEREAS, the Kansas City, Missouri Health Department serves as the administrator of Ryan White Part A/MAI programming in the KC-TGA, overseeing the delivery of core medical and support services—including outpatient medical care, oral health services, case management, and mental health/substance abuse treatment—to over 2,700 individuals annually through subrecipient agencies, with funding awarded based on both epidemiological data and demonstrated need; NOW, THEREFORE,

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

Section 1. That a \$2,474,669.00 award amendment to Ryan White HIV Emergency Relief Part A / Minority AIDS Initiative ("MAI") Grant between the City of Kansas City, Missouri, acting through its Director of Health, and the U.S. Department of Health and Human Services, Division of Health Resources and Services Administration ("HRSA"), acting through its Director of Administration, whereby HRSA will provide funding for persons living with HIV/AIDS in the eleven county Kansas City Transitional Grant Area (KC-TGA) is hereby accepted and approved. A copy of the agreement, in substantial form, is on file with the Director of Health.

Section 2. That revenue in the following account of the Ryan White HIV/AIDS Fund is hereby estimated in the following amount:

26-2730-500001-479740-G50244826	HRSA Ryan White Grant FY26	\$2,316,652.00
26-2730-500001-479880-G50501926	Minority Aids Initiative 26	<u>158,017.00</u>
	TOTAL	\$2,474,669.00

Section 3. That \$2,474,669.00 is hereby appropriated from the Unappropriated Fund Balance of the Ryan White HIV/AIDS Fund:

26-2730-505003-A-G50244826	HRSA Ryan White Grant FY26	\$ 234,534.00
26-2730-505003-B-G50244826	HRSA Ryan White Grant FY26	2,082,118.00
26-2730-505019-A-G50501926	Minority Aids Initiative 26	11,950.00
26-2730-505019-B-G50501926	Minority Aids Initiative 26	<u>146,067.00</u>
	TOTAL	\$2,474,669.00

Section 4. The Director of Health is designated as requisitioning authority for Account No. 26-2730-505003-G50244826 and 26-2730-505019-G50501926 and is hereby authorized to expend the sum of \$2,474,669.00 from funds previously appropriated in the account to fund the agreement.

Section 5. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

..end

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

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William Choi  
Interim Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250790

Submitted Department/Preparer: Health

Revised 6/10/24

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

### Executive Summary

Accepting and approving a grant award amendment in the amount of \$2,474,669.00 as part of the Ryan White HIV Emergency Relief Part A/Minority AIDS Initiative (MAI) Grant from the Department of Health and Human Services-Health Resources and Services Administration (HRSA); appropriating and estimating revenue in the amount of \$2,474,669.00; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

### Discussion

Ryan White Part A/MAI funds provide core medical and related support services to improve access and reduce disparities in health outcomes in metropolitan areas hardest hit by HIV/AIDS. The Kansas City Transitional Grant Area (KC-TGA) qualifies as one of those metropolitan areas due to the level of incidence of HIV within the eleven county region. To qualify, a metropolitan area must average 1,000 new cases of HIV over the previous five year period.

Service area consist of Cass, Clay, Clinton, Jackson, Platte, Lafayette, and Ray counties in MO and Johnson, Leavenworth, Miami, and Wyandotte counties in KS. Kansas City Health Department acts as the Administrator for all Ryan White Part A/MAI Programing in the KC-TGA.

The KC-TGA Ryan White Continuum of Care provided core medical and support services for 2757 individuals in calendar year 2022. Services will be contracted out to sub-recipient agencies to provide the community with outpatient/ambulatory medical care, oral health services, Medical Case Management, Early Intervention Services, Referral for Healthcare Support Services, Mental Health/Substance Abuse treatment, Health Education, Housing services, and other professional services. The comprehensive system of care is monitored for the quality, programmatic and fiscal integrity by the Kansas City Missouri Health Department, HIV Services Division.

Ryan White funding is appropriated annually by Congress. The awards for Part A are split into formula and supplemental funds. Formula funds are awarded based on the number of new cases of HIV/AIDS in the funded service area. Supplemental funds are awarded based on demonstrated need and quality of local plans in the annual application. The KC-TGA has received Part A Ryan White funding for over 30 years.

MAI funding is used to improve access to HIV care and health outcomes for racial and ethnic minority populations disproportionately affected by HIV.

Ryan White Part A/MAI operates on a three year grant cycle. The grant funds referenced in the ordinance are a partial award for the first year.

## Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Fund 2730: Ryan White HIV/Aids
3. How does the legislation affect the current fiscal year?  
This legislation accepts, estimates, and appropriates a grant award in the amount of \$ 2,474,669.00.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
No

## Office of Management and Budget Review

(OMB Staff will complete this section.)

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

## Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

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

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

## Prior Legislation

[Click or tap here to list prior, related ordinances/resolutions.](#)

## Service Level Impacts

Ryan White Program Part A and MAI ensure that low income residents living with HIV have access to life saving medical treatment and support services that empower individuals to overcome barriers to care. Viral Load Suppression for those engaged vs not engaged with the Ryan White Program. In the KC-TGA of those enrolled in Ryan White 11% were not virally suppressed compared to the overall population of persons with HIV in the jurisdiction with 20% not virally suppressed (SOURCE CY22 Surveillance data). When individuals with HIV are virally suppressed they are unable to transmit HIV to others and thus the Ryan White programs also impact the community by preventing the spread of HIV.

## Other Impacts

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

Impact to overall persons living with HIV will include better health outcomes as described above and improved quality of life. Populations disproportionately impacted by the HIV epidemic include men who have sex with men, men and women of color, transgender women, and intravenous drug users. Minority AIDS Initiative funding is used to serve the following populations in the KC-TGA:

\*Young Men who have Sex with Men of Color (AA/Black & Hisp/Lat), Ages 13-29

\* African American/Black Males & Females, Non-MSM, Ages 13-44

\*Transgender People of Color (AA/Black & Hisp/Lat), All Ages

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

The Kansas City- TGA has an active Integrated HIV Prevention and Care Planning Council composed of various stakeholders in the community including 33% of the membership persons living with HIV, including members of the groups described above. Planning Council makes decisions on appropriations and is provided ongoing reporting from KCHD to monitor progress and impact of the funding.

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

Prevents the spread of HIV and improves quality of life for those living with HIV. Federal Investments in public health such as Ryan White also reduce the local burden to provide safety net services and care.

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.

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)?

Yes(Press tab after selecting)

In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.



**KANSAS CITY  
MISSOURI**

# Health Department Ordinance Presentations:

**250784: Cities Readiness Initiative**

**250785: Perinatal Hepatitis B Case Management**

**250789: HIV Surveillance**

**250792: Public Health Emergency Preparedness**

**250806 Tuberculosis Control**



# 250784: Cities Readiness Initiative

**Purpose:** Accepting/renewing a grant from the Missouri Department of Health and Senior Services (MO DHSS) to support Cities Readiness Initiative plan development and response refinement activities.

## **Program Responsibilities:**

- Develop and refine CRI emergency response plans
- Focus efforts on enhancing bioterrorism preparedness
- Implement improvements to CDC-designated capabilities:
  - Capability 8: Medical Dispensing
  - Capability 9: Material Management

## **Funding and Resources:**

- Funds: \$190,160.00
- FTEs: 1.45 (plus programmatic equipment and supplies)

CRI plans are an enhancement to Public Health Preparedness (PHP) plans and call for a more focused planning and response approach, specifically in regard to bioterrorism.

# 250785: Perinatal Hepatitis B Case Management

**Purpose:** Accepting/renewing a grant from the Missouri Department of Health and Senior Services (MO DHSS) to support Perinatal Hepatitis B case management activities.

## **Background:**

Hepatitis B virus (HBV) is a contagious illness transmitted through infected blood and body fluids.

## **Funding & Resources:**

- Funds: \$83,850
- FTEs: 1 (plus programmatic supplies)

## **Program Goals:**

- Identify pregnant women infected with HBV
- Assist in accessing medical care to help limit or eliminate disease transmission to newborns
- Provide guidance to regional medical providers on treatment and reporting protocols.

## **Program Impacts:**

- 12-15 pregnant mothers
- 25-30 newborns

# 250789: HIV Surveillance

**Purpose:** Accepting/renewing a grant from the Missouri Department of Health and Senior Services (MO DHSS) to support HIV case reporting and coordination.

## **Program Responsibilities:**

- Coordinate reporting of new HIV cases across a seven-county region in Missouri
- Provide aggregate case data to communities via statistical reporting
- **Use data to:**
  - Obtain grant funding for HIV support programs
  - Support people living with HIV in the region
  - Understand disease burden trends
  - Guide ongoing prevention efforts

## **Funding and Resources:**

- Funds: \$125,944.00
- FTEs: 1.35 (plus programmatic supplies)

# 250792: Public Health Emergency Preparedness

**Purpose** Accepting/ renewing a grant from the Missouri Department of Health and Senior Services (MO DHSS) to provide emergency response plan development, and response refinement activities.

## Key Changes This Year:

- Nearly 50% reduction in funding compared to previous years  
(Due to federal funding cuts to MO DHSS)

## Compliance:

- Plans are developed and refined to meet or exceed 15 CDC requirements.

## 2025 Grant Focus Areas:

- Capability 4: Emergency Operations Coordination
- Capability 4: Emergency Public Information/Warning
- Capability 8: Mass Medical Dispensing
- Capability 9: Materials Management
- Capability 11: Non-pharmaceutical Interventions

## Funding & Resources:

- Total Funds: \$166,690.00
- FTEs: 0.89 (plus programmatic equipment and supplies)

# 250806 Tuberculosis Control

**Purpose:** Accepting/renewing a grant from the Missouri Department of Health and Senior Services (MO DHSS) to support Tuberculosis (TB) control activities.

## **Program Responsibilities:**

- Investigate and manage cases of active TB
- Administer Directly Observed Therapy (DOT) for patients
- Identify and treat Latent TB Infections (LTBI) identified during routine testing
- Provide preventative treatment to reduce future disease risk

## **Current Case Load (as of August 2025):**

- 17 Active TB cases
- 37+ Latent TB cases
- Nearly 300 DOT visits conducted in August 2025

## **Funding and Resources:**

- \$71,149.00
- FTEs: 0.67

This funding supports investigations and Directly Observed Therapy (DOT), which improves compliance with lengthy TB treatment regimens



# 250788: Children & Youth with Special Healthcare Needs Program

**Purpose:** Accepting and approving a grant from the Missouri Department of Health and Senior Services (MO DHSS) to support case management activities for children and youth with special healthcare needs.

## Background:

The Children & Youth with Special Health Care Needs (CYSHCN) program provides service coordination and limited medical funding to families with children from birth to age 21 who have or are at risk for special health care needs.

## Funding & Resources:

- Funds: \$130,699.60
- FTEs: 1 (plus programmatic supplies)

## Program Goals:

- Improve access to healthcare and resources for children and youth with special health care needs.
- Support families through care coordination, education, and connection to community resources.
- Promote health and well-being by providing limited medical funding for medically necessary services.
- Promote independence and smooth transitions into adulthood.

## Program Impacts:

- 61 families in FY25

## **250790** Accepting the final FY25 Ryan White Part A/MAI award from Health Resources Service Administration (HRSA)

- Final Award \$2,474,669
- FY25 total award **\$4,513,410**
  - City Match (Maintenance of Effort) \$221,886 \*already included in City budget.
  - +\$89,200 from Jackson County
- Funds provide core medical and support services for low-income individuals living with HIV in the Kansas City Transitional Grant Area
- Kansas City Health Department is the Administrator for The Ryan White Part A/MAI grant
  - Subcontracts with local community-based organizations, hospitals, and clinics for services

# THANK YOU



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**File #: 250792**

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### ORDINANCE NO. 250792

Sponsor: Director of Health Department

Accepting and approving a one-year \$166,690.00 grant award with Missouri Department of Health and Senior Services for the City's Public Health Preparedness program; estimating and appropriating the sum of \$166,690.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date

WHEREAS, the Public Health Preparedness ("PHP") program allows for the planning, maintenance, and sustainability of the Kansas City Health Department's ("KCHD") response capability and capacity so that the KCHD can effectively manage all types of public health emergencies using an "all hazard" approach; and

WHEREAS, the PHP program allows for the development and execution of plans for mass sheltering, mass patient care, large venue public health events and clinics; and

WHEREAS, the PHP program operations allows the KCHD to actively respond with local, regional, and national first responder (Police Fire, EMS) agencies in a coordinated response to events that may have a public health impact; and

WHEREAS, the program supports and maintains the KCHD's 24/7/365 duty officer notification system allowing the KCHD to receive, process, and respond to public health requests of an emergent nature; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a one-year grant award between the City of Kansas City, Missouri, acting through its Director of Health (the "Director"), and the Missouri Department of Health and Senior Services ("DHSS"), whereby DHSS will provide additional funding for the City's Public Health Preparedness program, which supports public health preparedness capabilities, promotes and prepares resilient communities, and enhances the ability to respond to and recover from all-hazards in the Kansas City, Missouri area, for a period beginning July 1, 2025 through June 30, 2026, for an amount not to exceed \$166,690.00 is hereby accepted and approved. A copy of the award, in substantial form, is on file with the Director.

Section 2. That revenue in the following account of the Health Grants Fund is hereby estimated in the following amount:

26-2480-500001-475560-G50245027	Public Health Preparedness 27	\$166,690.00
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Section 3. That the sum of \$166,690.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

26-2480-505409-A-G50245027	Public Health Preparedness 27	\$ 88,505.99
26-2480-505409-B-G50245027	Public Health Preparedness 27	10,000.00
26-2480-505409-C-G50245027	Public Health Preparedness 27	<u>68,184.01</u>
	TOTAL	\$166,690.00

Section 4. That the Director is hereby designated as requisitioning authority for Account No. 26-2480-505409-G50245027 and is authorized to expend the sum of \$166,690.00 from funds previously appropriated to the accounts.

Section 5. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

..end

\_\_\_\_\_

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

\_\_\_\_\_  
William Choi  
Interim Director of Finance

Approved as to form:

\_\_\_\_\_  
Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250792

Submitted Department/Preparer: Health

Revised 6/10/24

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

### Executive Summary

Accepting and approving a one year \$166,690.00 grant award with Missouri Department of Health and Senior Services for the City's Public Health Preparedness program; estimating and appropriating the sum of \$166,690.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

### Discussion

The Public Health Emergency Preparedness grant funds the Kansas City Health Departments (KCHD) Public Health Preparedness Program (PHP) which serves as the base program allowing the department to plan, develop and sustain the department's emergency response capability and capacity.

This capability and capacity allow the program to develop and execute plans for mass dispensing, large venue public health events and clinics as well allowing the department to aid in other large scale response activities such as mass sheltering and mass patient care activities.

PHP program operations also allow the KCHD to actively respond with other local, regional and national first responders (Police, Fire, EMS) agencies in a coordinated "all hazards approach" to events that may have a Public Health impact.

The PHP program supports and maintains the KCHD's 24/7/365 Duty Officer notification system allowing KCHD to receive, process and respond to public health requests of an emergent nature.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Health Grant Funds  
26-2480-505409-G50245027

3. How does the legislation affect the current fiscal year?  
Increases revenue and appropriations by \$166,690.00
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
N/A
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This legislation leverages outside funding

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

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

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

## Prior Legislation

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

## Service Level Impacts

The receipt of this contract's funding allows KCHD to continue its planning and response efforts, which better prepares the department for a response to a public health emergency in an effective and efficient manner using an all-hazards approach.

Having such plans developed helps not only with the longer-term operations of the department but also enhances the day-to-day operations of the KCHD.

Operational plans, equipment and supplies that are developed/ procured from these funds continue to be relied upon and enhance everyday operations at the KCHD.

## Other Impacts

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

During a public health emergency all citizens and visitors of the City of Kansas City will benefit from the enhanced abilities that are developed by KCHD under this program.

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

N/A

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

This funding will assist in the continuation of emergency public health preparedness and response functions to the citizens, business, and visitors of the city.

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:

Accepting a grant award

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)



**LEDGER GROUP:** **REVENUE** **BUDGET PERIOD:** **2026**

[illegible]

TOTAL

**DESCRIPTION:**

Accepting and approving a one year \$166,690.00 grant award with Missouri Department of Health and Senior Services for the Health Preparedness program; estimating and appropriating the sum of \$166,690.00 in the Health Grants Fund; designating re authority; and recognizing this ordinance as having an accelerated effective date

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_ APPROVED BY: DEPARTMENT HEAD \_\_\_\_\_

Dana Diec 9/4/2025

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166,690.00

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City's Public  
Acquisitioning

DATE

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**JOURNAL ID:**

**BUDGET PERIOD:** 2026

9/4/2025



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**File #: 250806**

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### ORDINANCE NO. 250806

Sponsor: Director of Health Department

Accepting and approving a one-year \$71,149.00 grant award from the Missouri Department of Health and Senior Services to conduct tuberculosis control activities in Kansas City, Missouri; estimating and appropriating \$71,149.00 in the Governmental Grants Fund; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, provisional data through August 2025 reveals seventeen (17) cases of active tuberculosis (TB) and greater than thirty-seven (37) latent tuberculosis infections (LTBI) in Kansas City, Missouri; and

WHEREAS, each case of active disease must be treated with sufficient antibiotics to eliminate transmission to others while also thoroughly investigated to determine if exposure to others has occurred; and

WHEREAS, this contract provides funds to assist with investigations as well as to provide "Directly Observed Therapy" (DOT) to ensure compliance and adequate treatment of the cases; NOW, THEREFORE,

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

Section 1. That a one-year grant award between the City of Kansas City, Missouri, acting through its Director of Health (the "Director"), and the Missouri Department of Health and Senior Services ("DHSS"), whereby DHSS will provide funding for the City's Tuberculosis program, for a period beginning January 1, 2025 through December 31, 2025, for an amount not to exceed \$71,149.00 is hereby accepted and approved. A copy of the award, in substantial form, is on file with the Director.

Section 2. That revenue in the following account of the Health Grants Fund is hereby estimated in the following amount:

26-2480-500001-472790- G50240326	Tuberculosis Outreach 26	\$71,149.00
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Section 3. That the sum of \$71,149.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

26-2480-505415-A-G50240326	Tuberculosis Outreach 26	\$64,026.00
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26-2480-505415-B- G50240326	Tuberculosis Outreach 26	<u>7,123.00</u>
	TOTAL	\$71,149.00

Section 4. That the Director is hereby designated as requisitioning authority for Account No. 26-2480-505415-A-G50240326 and is authorized to expend the sum of \$71,149.00 from funds previously appropriated to the accounts.

Section 5. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

..end

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

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William Choi  
Interim Director of Finance

Approved as to form:

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Joseph A. Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250806

Submitted Department/Preparer: Health

Revised 6/10/24

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

### Executive Summary

Accepting and approving a \$71,149.00 grant award from the Missouri Department of Health and Senior Services to conduct tuberculosis control activities in Kansas City, Missouri; estimating and appropriating \$71,149.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

### Discussion

Provisional data through August 2025 reveals seventeen (17) cases of active tuberculosis (TB) and greater than thirty-seven (37) latent tuberculosis infections (LTBI) in Kansas City, Missouri. Each case of active disease must be treated with significant quantities of antibiotics to eliminate transmission to others while also thoroughly investigated to determine if exposure to others has occurred. These investigations also serve to locate additional cases of both active disease, and LTBI in the community. Individuals with LTBI are offered preventative treatment to reduce the chance of developing active disease later in life. This contract provides funding to assist with investigations as well as to provide "Directly Observed Therapy" (DOT) to ensure compliance and adequate treatment of the cases.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Health Grants Fund - 2480-505415-G50240326
3. How does the legislation affect the current fiscal year?  
This legislation estimates and appropriates funding in the current fiscal year

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

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

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



## Prior Legislation

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

## Service Level Impacts

Many public health programs are funded based on the needs of the community and the impact upon individual citizens and high-risk groups. Promoting economic vitality, equality and environmental quality in addressing public health initiatives is often dependent upon federal, state and local funding; however, the goal of these programs is to promote and protect all citizens of Kansas City on a continuing and ongoing and sustainable basis.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Limit the transmission of TB

2. How have those groups been engaged and involved in the development of this ordinance?  
No

3. How does this legislation contribute to a sustainable Kansas City?  
Click or tap here to enter text.

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

Click or tap here to enter text.  
Click or tap here to enter text.

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

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

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



## Legislation Text

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**File #: 250798**

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### ORDINANCE NO. 250798

Sponsor: Director of City Planning and Development Department

Approving the petition to amend the Ambassador Building Community Improvement District, generally located at the northwest of the intersection of Northwest Cookingham Drive and North Ambassador Drive in Kansas City, Platte County, Missouri; and directing the City Clerk to report the amendment of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

*WHEREAS, the Ambassador Building Community Improvement District was approved and established by Ordinance No. 200460 on June 25, 2020; and*

WHEREAS, petitioners wish to amend the boundaries of the District; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the petition to amend ("Amended Petition") the Ambassador Building Community Improvement District ("District") in accordance with Sections 67.1401 through 67.1571, RSMo., otherwise known as the Missouri Community Improvement District Act ("Act"), which is attached to this ordinance as Exhibit 1, is hereby approved in its entirety.

Section 2. That the District is hereby amended for the purposes set forth in the Amended Petition, which the District shall have all the powers and authority authorized by the Amended Petition, the Act, and by law, and shall continue to exist for a period set by its original petition, unless extended pursuant to Section 67.1481.6 of the Act.

Section 3. That the District shall annually submit its proposed budget, annual report, and copies of written resolutions passed to the City pursuant to Section 67.1471 of the Act, and Section 74-304 of the City's Code of Ordinances.

Section 4. That upon the effective date of this ordinance, the City Clerk is hereby directed to report the amendment of the District to the Missouri Department of Economic Development and State Auditor pursuant to Section 67.1421.6 of the Act, by sending a copy of this ordinance to said entities.

..end

Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250798

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

Approving the petition to amend the Ambassador Building Community Improvement District, generally located at the northwest of the intersection of Northwest Cookingham Drive and North Ambassador Drive in Kansas City, Platte County, Missouri; and directing the City Clerk to report the amendment of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

### Discussion

This ordinance will approve the petition to amend the boundaries of the Ambassador Building CID. This would add adjacent public right-of-way to the District so that they can make public improvements in the public right-of-way.

### 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?  
There are City expenses incurred related to the mailing of notices and staff time reviewing the petition and future reports. These expenses are intended to be off-set by reimbursement fees charged to the District.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
There are no recurring costs associated with this legislation.

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

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

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

200460 - Approving the petition to establish the Ambassador Building Community Improvement District.

## Service Level Impacts

This ordinance will have no impact on existing service levels.

## Other Impacts

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

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

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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







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**File #: 250802**

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### ORDINANCE NO. 250802

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 5 acres generally located at W. 13th Street and Summit Street from District UR to District DX-5 and approving a development plan to allow for a school, entertainment venue, and spectator sports and sports and recreation, participant uses. (CD-CPC-2025-00060 & CD-CPC-2025-00059)

#### 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-1497, rezoning an area of about 5 acres generally located at W. 13th Street and Summit Street from District UR (Urban Redevelopment) to District DX-5 (Downtown Mixed-Use) and approving a development plan to allow for a school, entertainment venue and spectator sports and sports and recreation, participant uses, said section to read as follows:

Section 88-20A-1497. That an area legally described as:

Mulkey Square Lots 1-4, Mulkey Square Lot 5

is hereby rezoned from District UR (Urban Redevelopment) to District DX-5 (Downtown Mixed-Use), all as shown outlined on a map marked Section 88-20A-1497, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. Pursuant to 88-570-02-F, the developer shall apply for an administrative adjustment to allow for bicycle parking to be located within the parking structure.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.

3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. The developer shall secure approval of a project plan from the City Plan Commission prior to a building permit for Phase II.
5. Prior to issuance of the certificate of occupancy for each lot within the plat, the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
7. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
8. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
9. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
10. Fire and life safety systems shall be designed for the new use.
11. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
12. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
13. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
14. Required Fire Department access roads shall designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

15. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
16. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)
17. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC2018: § 503.2.4)
18. Prior to issuance of a certificate of occupancy the applicant shall provide a lighting study which shows the Illumination Engineering Society (IES) minimum standards of at least an average maintained footcandle (fc) reading of 3fc in the parking lot with an average to minimum ratio of 4:1. All sidewalks/pathways need to have at least an average maintained footcandle of 1fc with an average to minimum ratio of 4:1 (G-1-22 Sec. 8.17). The parking garage should have an average maintained footcandle of 6fc on pavement with an average to minimum ratio of 4:1 and elevator/stairways should have an average maintained footcandle of 10fc with an average to minimum ratio of 4:1 (G-1-22 Sec. 8.8). If the existing lighting is not adequate additional lighting must be placed in order to comply with lighting standards.
19. The developer shall submit plans to the Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and streetlighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks and Recreation Department standards
20. The developer shall submit a letter to the Parks and Recreation Department from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a Parks and Recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

21. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park the developer and/or their representative shall obtain a Parks and Recreation permit for storage and restoration within a park or a Parks and Recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.
22. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of Kansas City Water rules and regulations.
23. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
24. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations, prior to issuance of a certificate of occupancy.
25. There exist public water transmission and distribution mains around the perimeter of the site. All grading within the water easements shall be approved by the Kansas City Water Director prior to grading over these water mains.
26. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.
27. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
28. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

29. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
30. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.
31. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.

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

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

..end

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250802

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

A request to approve a rezoning from District UR (Urban Redevelopment) to District DX-5 on about 5 acres and a nonresidential development plan to allow for a school and entertainment venue and spectator sports, and sports and recreation, participant uses generally located at W. 13th Street and Summit Street.

### Discussion

In 1990 the subject properties were rezoned to Urban Redevelopment (UR) to allow for the construction of the Kansas City FBI (Federal Bureau of Investigation) field office. Prior to the construction of Interstate 670 and Interstate 35 the five acre site was occupied with commercial and residential structures. Today, the Guadalupe Centers are proposing to convert the 90,000 square foot vacant office building into a high school, which will be Phase I. Due to the large footprint of the existing building and large amount of parking stalls, the applicant is also proposing to allow for multiple uses in Phase I, such as a day care, religious assembly, entertainment venue and spectator sports and offices. The current zoning district, UR only permits office uses, therefore the applicant is rezoning to DX-5 (Downtown Mixed Use) which is the recommended land use from the Greater Downtown Area Plan. The development plan application is required because the gross floor area of the building exceeds 40,000 square feet (88-517-02-B) and the plan includes more than 100 above grade parking stalls (88-517-02-E).

The applicant is also proposing a future Phase II which will include a 35,000 square feet addition on the west side of the building to expand community services which the Guadalupe Centers provide. The Phase II addition will require a project plan to be submitted for staff review and approval by the City Plan Commission prior to the issuance of any building permit. The applicant has not indicated when they plan to begin Phase II.

There are currently 250 parking stalls on the subject property which meets the required parking ratios for the proposed uses. The proposed high school and

associated uses (gymnasium, offices, day care, event space for functions and meetings) will have ample parking as there is an existing underground garage and over 100 surface parking stalls, not including the available on-street parking adjacent to Mulkey Square Park. The five acre site is separated from residential uses by two highways and not immediately adjacent to any residential uses, therefore staff does not believe the proposed use will have negative impacts on the nearby neighborhood.

The applicant held the required public engagement meeting on May 15, 2025 and did receive a letter of support from the Westside Neighborhood Association.

On May 18, 2025 the City Plan Commission vote 7-0 to recommend approval with conditions for the proposed development plan and rezoning.

### **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.
3. How does the legislation affect the current fiscal year?  
Not applicable, as this is a zoning ordinance.
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
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Potentially.

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

(OMB Staff will complete this section.)

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

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

No account string to verify.

## Citywide Business Plan (CWBP) Impact

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

## Prior Legislation

Case No. 10010-URD a request to rezone approximately 4.5 acres between W. 13th and W. 14th Street from Summit to Belleview from Districts R-5 and C-1 to District URD (Urban Redevelopment) and approval of a development plan. The CPC recommended approval on 3/6/1990 and the City Council approved the request on 5/3/1990 (Ord. No. 65354).

## Service Level Impacts

No service level impacts are anticipated with the proposed rezoning and development plan.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No potential health impacts were identified.



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

The applicant held the required public engagement on May 15, 2025.

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

The applicant will repurpose a structure which is currently vacant and underutilized.

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

No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



## Legislation Text

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**File #: 250803**

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### ORDINANCE NO. 250803

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.45 acres generally located at the southeast corner of East 29th Street and Holmes Street from Districts B4-5 and R-2.5 to District DR-1. (CD-CPC-2025-00106)

#### 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-1503, rezoning an area of about 0.45 acres generally located at the southeast corner of East 29th Street and Holmes Street from Districts B4-5 (Heavy Business/Commercial) and R-2.5 (Residential 2.5) to District DR-1(Downtown Residential), said section to read as follows:

Section 88-20A-1503. That an area legally described as:

All of lots 1 through 6 inclusive, Coleman Place, Block 1, A subdivision in Kansas City, Jackson County, Missouri being described as follows: Beginning at the northwesterly corner of said Lot 1: Thence S87°02'25"E, along the northerly line of said Lot 1, a distance of 125.53 feet to the northeasterly corner of said Lot 1; thence S02°14'03"W, along the easterly lines of said lots 1 through 6, a distance of 153.44 feet to the southeasterly corner of said lot 6; thence N87°04'51"W, along the southerly line of said lot 6, a distance of 125.35 feet to the southwesterly corner of said lot 6; thence N02°10'10"E, along the westerly lines of said lots 1 through 6, a distance of 153.53 feet to the point of beginning.

is hereby rezoned from Districts B4-5 (Heavy Business/Commercial) and R-2.5 (Residential 2.5) to District DR-1(Downtown Residential), all as shown outlined on a map marked Section 88-20A-1503, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250803

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

The applicant is seeking approval of a rezoning without plan from districts B4-5 and R-2.5 (commercial and residential, respectively) to district DR-1 (downtown residential) to build 5 residential structures. (CD-CPC-2025-00106)

### Discussion

The applicant is requesting approval of a rezoning without plan to allow for the construction of 5 residential structures. There is no plan submittal required for this application type, however the applicant provided the plans for the proposed structures. The attached houses are each on their own lot and will be two stories tall and approximately 3,006 square feet in size. The applicant will be required to submit plans for review with the Permitting Division and proceed with required buildings permits, no additional entitlement through Development Management Division is required.

The DR-1 district allows for a variety of residential and low impact commercial uses, the zoning district prevents the more intensive commercial and industrial uses from being proposed on the property without public engagement and further entitlement from the City.

The City Plan Commission heard the application on 08/20/2025 and recommended approval without conditions. There was no public testimony provided at the hearing.

### 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.

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

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

- ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
- ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

## Prior Legislation

CD-BZA-2023-00053 - Approved variances to the infill lot and width limitation in order to subdivide the parcel into five total lots, tow of which need variances. Approved August 13, 2023.

## 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?  
Public engagement is required for rezoning requests, the applicant held a public engagement meeting on 08/12/2025 in compliance with the Zoning and Development Code.
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:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



## Legislation Text

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**File #: 250804**

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### ORDINANCE NO. 250804

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 3 acres generally located at 3200 and 3201 Troost Avenue from Districts B4-5 and B3-2 to District MPD and approving a development plan to allow for a multi-unit building to be constructed on each site. (CD-CPC-2025-00075).

#### 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-1501, rezoning an area of about 3 acres generally located at 3200 and 3201 Troost Avenue from Districts B4-5 (Heavy Business/Commercial) and B3-2 (Community Business) to District MPD (Master Planned Development) and approving a development plan to allow for a multi-unit building to be constructed on each site, said section to read as follows:

Section 88-20A-1501. That an area legally described as:

A tract of land located in the Northeast Quarter of the Southeast Quarter of Section 17, Township 49 North, Range 33 West of the Fifth Principal Meridian, all in the City of Kansas City, County of Jackson, State of Missouri, being more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on March 11, 2024 as follows: Commencing at the northeast corner of the South Half of the Northeast Quarter of the Southeast Quarter, thence North 87°08'50" West, along the north line of said South Half, 64.67 feet; thence departing said north line, South 02°51'10" West, 45.00 feet to the point of beginning, said point being on the south right-of-way line of Linwood Avenue as now established in March 2024; thence southeasterly on a non-tangent curve to the right, along said south line and along the west right-of-way line of Troost Avenue as now established in March 2024, having an arc length of 39.46 feet, a radius of 25.00 feet, and a chord that bears South 42°21'29" East, 35.49 feet; thence continuing along said west line, South 02°25'46" West, 213.04 feet to a point on the north right-of-way line of East 32nd Terrace as now established in March 2024; thence departing said west line, North 87°08'50" West, along said north line, 294.00 feet to a point on the east line of Block 1, Worcester Park, a subdivision in the City of Kansas City, County of Jackson, State of Missouri and recorded in the Jackson County Recorder of Deeds' Office in Book 4, on page 94; thence North 02°25'46" East, along said east



line of Block 1, 238.04 feet to a point on the south right-of way line of Linwood Avenue as now established in March 2024; thence departing said east line of Block 1, South 87°08'50" East, along said south line, 269.00 feet to the point of beginning containing 69,850 square feet or 1.604 acres.

A tract of land located in the Northwest Quarter of the Southwest Quarter of Section 16, Township 49 North, Range 33 West of the Fifth Principal Meridian and being part of Lot 1, all of Lot 2, part of Lot 11, all of Lot 12, part of Lot 13, and part of Lot 14, Linwood, a subdivision in the City of Kansas City, County of Jackson, State

of Missouri and recorded in the Jackson County Recorder of Deeds' Office in Book 6, on page 84, and being more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on March 11, 2024 as follows: Beginning at the southwest corner of said Lot 2, said point also being along the east right-of-way line of Troost Avenue as now established in March 2024; thence North 02°25'46" East, along said east line, 95.00 feet; thence northeasterly on a non-tangent curve to the right, along said east line and along the south right of way line of Linwood Avenue as now established in March 2024, having an arc length of 78.44 feet, a radius of 50.00 feet, and a chord that bears North 47°29'12" East, 70.64 feet; thence continuing along said south line, South 87°27'21" East, 240.00 feet to a point on the west line of Forest Avenue as now established in March 2024; thence departing said south line, South 02°25'46" West, along said west line, 234.90 feet; thence departing said west line, north 87°28'32" west, 140.00 feet to a point on the west line of said Lot 11; thence North 02°25'46" East, along said west line, 90.00 feet to the southeast corner of said Lot 2; thence North 87°28'32" West, along the south line of said Lot 2, 150.00 feet to the point of beginning containing 54,579 square feet or 1.253 acres.

is hereby rezoned from Districts B4-5 (Heavy Business/Commercial) and B3-2 (Community Business) to MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1501, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. If the construction of the project causes the bus stops to be temporarily moved, the contractor needs to work with the KCATA to facilitate the relocation of the shelters and other amenities.
2. All fences shall comply with the Troost Corridor Overlay District.
3. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans (MPD final) and that lighting levels do not

exceed that shown on the approved MPD final lighting plan at the property lines prior to a certificate of occupancy.

4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping and street trees required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
5. Details of the dumpster and mechanical/utility equipment shall be identified in the final MPD plan, per the Troost Corridor Overlay District and 88-425-08, when applicable.
6. No outdoor lighting plan was provided. All outdoor lighting (including parking lot and building lighting) shall comply with 88-430.
7. No detailed sign plan is tied to CD-CPC-2025-00075. All signage must comply with 88-445 and/or the Troost Corridor Overlay District, when applicable.
8. Per the Troost Corridor Overlay District (Ordinance No. 150581), multi-unit buildings shall have a minimum of one primary entrance per 50 feet of Troost frontage. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building plan and permit submission.
9. Per the Troost Ordinance Corridor Overlay District (Ordinance No. 150581), at least 70% of the façade facing Troost between 3 ft. and 10 ft. above the sidewalk must be comprised of windows that allow clear views of indoor space. The minimum transparency standard of non-Troost facing facades is 40%. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission.
10. Per the Troost Corridor Overlay District (Ordinance No. 150581), the minimum transparency for the second story and above is 40%. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission.
11. Per the Troost Corridor Overlay District (Ordinance No. 150581), permitted secondary materials may be used as an accent material on the first story and shall not encompass more than 20% of the façade. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission. That applicant shall consider modifying the design prior to the BZA request to create more of an impact on the Troost and Linwood facades.
12. Per the Troost Corridor Overlay District (Ordinance No. 150581), residential buildings shall include one or more of the following features: (1) porches, (2) balconies [even Juliet balconies], (3) stoops, (4) patios, and (5) terraces. A

variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission.

13. Per the Troost Corridor Overlay District (Ordinance No. 150581), loading areas must be located in the rear yard or can be located in the side yard if setback 30 feet from the Troost property line. Loading areas shall not be located in the front yard or street side yard. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to building plan and permit submittal.
14. The developer shall secure approval of an MPD final plan from the City Plan Commission prior to issuance of the building permit.
15. Per the Troost Corridor Overlay District (Ordinance No. 150581), parking may be located to the side of the building provided that it does not occupy more than 25% or 65 ft. of the Troost street frontage. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building plan and permit submission.
16. Per the Troost Corridor Overlay District (Ordinance No. 150581), parking may be located to the side of the building provided that it is screened from view of the street by a wall of primary building material, between 36 and 48 inches in height. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building plan and permit submission.
17. 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).
18. The developer shall provide truck turning templates within the drive and parking lot. (IFC 2018 § 503.2.4).
19. Fire hydrant distribution shall follow IFC 2018 Table C102.1.
20. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of the building plan submission.
21. 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)
22. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC 2018: § 503.2.4)
23. 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).

24. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC 2018 § 507.1)
25. The developer shall submit a lighting plan prior to obtaining a building permit. The Illumination Engineering Society (IES) minimum standards (G 1 22, Sec. 8.7) for a parking lot/sidewalk and/or pathways of multi-family units would be an average maintained footcandle (fc) reading of 3fc with an average to minimum ratio of 4:1. The exterior doorways should have an average maintained fc reading of .8fc with an average to minimum ratio of 4:1. (G 1 22, Sec. 8.14)
26. The developer shall submit dumpster screening plans prior to approval of final plan. Dumpster screening needs to be raised 6 inches to 1 foot from the ground on at least one side if solid screening materials are proposed. A convex mirror mounted from an elevated position, angled into the dumpster screening can also comply with this request. If this method is chosen, show a convex mirror added to the landscape plan by the dumpster location.
27. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park the developer and/or their representative shall obtain a Parks and Recreation permit for storage and restoration within a park or a Parks and Recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters located upon a Parks and Recreation jurisdictional park or street right-of-way.
28. The developer shall submit plans to Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and, prior to release of the certificate of occupancy, construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks and Recreation Department standards.
29. The developer shall submit a letter to the Parks and Recreation Department from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a Parks and Recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Parks and Recreation

Department, prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

30. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash in lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash in lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
31. Linwood Boulevard is classified as a boulevard; therefore, any new developments, façade changes, or additions as listed in the applicability section of 88-232-01-A, shall comply with the parkway and boulevard standards. This applies to the extent that the building is not located within the Troost Corridor Overlay District or the parkway and boulevard standards are not in conflict with the Troost Corridor Overlay District or any new developments, façade changes, or additions as listed in the applicability section of 88-232-01-A shall obtain a variance, or deviation as authorized by the Law Department, from the Board of Zoning Adjustments prior to obtaining a building permit.
32. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
33. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
34. 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.

35. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
36. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
37. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
38. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
39. The developer shall provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by the Kansas City Water Services Department prior to recording the plat or issuance of a building permit, whichever occurs first.
40. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
41. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
42. The developer shall submit a storm drainage analysis from a Missouri licensed civil engineer to the Kansas City Water Services Department evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10 year storm and 100 year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to recording the plat.

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

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

..end

\_\_\_\_\_

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

\_\_\_\_\_  
Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250804

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 3 acres generally located at 3200 and 3201 Troost Ave from District B4-5 (Heavy Business/Commercial) and B3-2 (Community Business) to District MPD (Master Planned Development) and approving a development plan to allow for a multi-unit building to be constructed on each site. (CD-CPC-2025-00075).

### Discussion

The project proposes two multi-unit buildings (194 affordable housing units total) on two separate lots, with parking behind the buildings. This site is unique due to its intersection at Troost and Linwood Blvd, making the project subject to the Troost Corridor Overlay District and the Boulevard and Parkway Standards.

#### City Council Key Points

- Rezoning from B4-5 and B3-2 to MPD.
- Construct 194 affordable units (total), within two separate buildings on the two subject lots.
- City staff recommended Approval, Subject to Conditions.
- City Plan Commission recommended Approval, Subject to Conditions.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Not applicable - as this is an ordinance authorizing the rezoning and development of the subject sites.
3. How does the legislation affect the current fiscal year?  
Not applicable - as this is an ordinance authorizing the rezoning and development of the subject sites.



4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable – as this is an ordinance authorizing the rezoning and development of the subject sites.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This ordinance authorizes physical development of the subject property, which may generate revenue.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

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

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

## Prior Legislation

Ordinance 150581 | Approved July, 6th, 2015

Creating the Troost Corridor Overlay District in the area generally bounded by 22nd Street on the north, Volker Boulevard/Swope Parkway on the south, and one-half block east and west of Troost Ave.

## 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 rezoning and development of the subject sites.
2. How have those groups been engaged and involved in the development of this ordinance?  
Section 88-505-12, Public Engagement, does apply to this request. The applicant hosted a meeting on July 7, 2025. A meeting summary is attached to the City Plan Commission staff report.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable – as this is an ordinance authorizing the rezoning and development of the subject sites.
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 194

Number of Affordable Units 194 (60% AMI)

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

Please Select (Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



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**File #:** 250805

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### ORDINANCE NO. 250805

Sponsor: Director of City Planning and Development Department

Vacating approximately 1.07 acres of right-of-way in Zoning District MPD generally located at Colorado Avenue north of Highway 150; and directing the City Clerk to record certain documents. (CD-ROW-2025-00010)

#### 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 30th day of June, 2025, a petition was filed with the City Clerk of Kansas City by Jacob Hodson for the vacation of This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet 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 a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning, be and the same is hereby vacated and subject to the following conditions:

1. That the applicant shall relocate water and sanitary sewer mains if found to be in conflict at the owners expense as required by Kansas City Water Services.

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

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

..end

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Approved as to form:

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Sarah Baxter

Senior Associate City Attorney

Approved by the City Plan Commission

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Sara Copeland, FAICP  
Secretary

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

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

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

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

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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.

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Recorder

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



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250805

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 1.07 acres of right-of-way in Zoning District MPD generally located at Colorado Avenue north of Highway 150 and directing the City Clerk to record certain documents. (CD-ROW-2025-00010)

### Discussion

The applicant requested approval of a vacation of right-of-way. The street requested to be vacated is an improved stub street approximately 650 feet in length. The site is under development for the East Campus of Honeywell; Ordinance 23104 approved the development plan for said development. The approved plans include a note that states this right-of-way to be vacated by a separate application. This proposal is in line with the approved development plan.

There are public and private utilities within the Public Right-of-Way. The applicant provided documents releasing the Evergy and Spire utilities and is therefore no longer required to retain easements for those two utilities. The proposed ordinance includes a condition that water and sanitary mains must be relocated at the applicant's expense if they are found to be in conflict with the development.

The City Plan Commission heard the application on 08/20/2025 and recommended approval with conditions. There was no public testimony provided at the hearing.

### 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 vacating a portion of right-of-way.



3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance vacating a portion 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.  
The ordinance authorizes vacating a public right-of-way. Once completed, the infrastructure will be accepted by a private entity and will be maintained by the property owner.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is a zoning ordinance vacating a portion 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.

## **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

CD-CPC-2023-00150 - Ordinance No. 231041, rezoned an are of about 250 acres generally located at the northeast corner of Missouri Route 150 and Botts Road from Districts M2-2 and M3-4 to District MPD and approved a development plan which also served as a preliminary plat to allow for about 2.5 million square feet of office, administrative, commercial, and manufacturing uses, including a substation on seven lots and four tracts, approved on December 14, 2023.

## Service Level Impacts

Not applicable as this is a zoning ordinance as this is a zoning ordinance vacating a public right-of-way.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is a zoning ordinance vacating a portion of right-of-way.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is a zoning ordinance vacating a portion of right-of-way. Vacation requests don't require public engagement.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is a zoning ordinance vacating a portion of right-of-way.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



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**File #: 250536**

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### RESOLUTION NO. 250536

Sponsor: Director of City Planning and Development Department

**RESOLUTION** - Approving an amendment to the Midtown/Plaza Area Plan on about 0.6 acres generally located at 3809 Roanoke Road by changing the recommended land use from residential low density and mixed use neighborhood to mixed use neighborhood for. (CD-CPC-2025-00055)

WHEREAS, on January 7, 2016, the City Council by Committee Substitute for Resolution No. 150899, As Amended, adopted the Midtown/Plaza Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Midtown/Plaza Area Plan as it affects that area of approximately 0.6 acres generally located at 3809 Roanoke Road by changing the recommended land use from residential low density and mixed use neighborhood to mixed use neighborhood; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Map on June 4, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on June 4, 2025, recommend approval of the proposed amendment to Midtown/Plaza Area Plan; NOW, THEREFORE,

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

Section A. That the Midtown/Plaza Area Plan is hereby amended as to the Proposed Land Use Plan and Map for that area of approximately 0.6 acres generally located at 3809 Roanoke Road by changing the recommended land use from residential low density and mixed use neighborhood to mixed use neighborhood.

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

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

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# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250536

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 the Midtown/Plaza Area Plan on about 0.6 acres generally located at 3809 Roanoke Road by changing the recommended land use from Residential Low Density and Mixed Use Neighborhood to Mixed Use Neighborhood for the Hickok Homes 39th Street project. (CD-CPC-2025-00055)

### Discussion

Amending the Midtown/Plaza Area Plan in coordination with rezoning and development plan (CD-CPC-2025-00054 & CD-CPC-2025-00056). The property is currently split between the Mixed Use Neighborhood and Residential Low Density land use designations. This amendment would designate the entire site as Mixed Use Neighborhood.

There was a significant amount of public testimony at the City Plan Commission hearing in opposition to the project related to concerns about traffic, parking, building scale/massing, and building placement/setbacks. All letters of testimony are attached to the case in CompassKC. The City Plan Commission discussed the residents' concerns and voted (3-2) 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 a resolution to amend an Area Plan. There is no fiscal impact related to this resolution.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a resolution to amend an Area Plan. There is no fiscal impact related to this resolution

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable as this is a resolution to amend an Area Plan. There is no fiscal impact related to this resolution
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is a resolution to amend an Area Plan. There is no fiscal impact related to this resolution

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

This resolution has no fiscal impact.

## Citywide Business Plan (CWBP) Impact

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



### Prior Legislation

None

### Service Level Impacts

None

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
This resolution was not evaluated for potential health impacts. No impact expected.
2. How have those groups been engaged and involved in the development of this ordinance?  
Public engagement as required by 88-505-12 was completed in accordance with Code.
3. How does this legislation contribute to a sustainable Kansas City?  
This resolution doesn't authorize physical development, but contributes to the associated ordinance for rezoning and development plan.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Not applicable.



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)

City Plan Commission  
City of Kansas City Missouri  
414 E. 12th Street, 15th Floor  
Kansas City, MO 64106  
Via Electronic Mail To: [publicengagement@kcmo.org](mailto:publicengagement@kcmo.org)  
Via Electronic Mail To: [genevieve.kohn@kcmo.org](mailto:genevieve.kohn@kcmo.org)  
RE: Plan Number: CD-CPC-2025-00054

I am writing to express my opposition to the rezoning and area plan amendment as proposed by Hickok Development at 3825 Roanoke Rd.

Time and time again, residents in Midtown feel dismissed or ignored when it comes to decision-making that affects our day-to-day lives. We have invested our time and money here as residents, individual creators, neighbors, and business owners. We are the ones that collectively make Kansas City, Kansas City. There are countless individuals with whom I am personally acquainted who spend many hours volunteering their time toward civic engagement, ensuring our neighborhoods grow in a sustainable and vibrant way for future generations. These endeavors include the previous development of the Midtown Plaza Area Plan.

These aren't the personalities who will run for city council, lead large-public-facing organizations, nor seek public recognition for what they do. They do it because they love their community, and want to see it continue as close-knit, and full of character.

Yet, over and over, development projects from outside entities deviate from these area plans. City officials view the plans as "aspirational at best", and allow for variations to plans that don't fit within the parameters that local residents gave countless hours of input to the city to develop.

This particular project ignores setbacks, height restrictions, and doesn't fit within the character of the community in which it is proposed. Developers should not be able to assume when purchasing property adjacent to historic neighborhoods that they will blow through zoning and development, as has historically been the case. West 39th Street is full of small business owners, local artisans, historic homes, starter bungalows, affordable housing, and newly-constructed apartments. The proposed development doesn't fit within this character in both design and proposed market.

The neighborhood is saturated with "luxury apartments" as it stands. We want more locally-owned businesses with buildings that fit within the scale and massing of our neighborhood. We want a three-story building with two floors of apartments over one floor of businesses, we want townhomes, we want to see affordable spaces for business owners and residents from all walks of life.

This particular property has a built-in buffer with the northern portion of the proposed development zoned residential already. When the developer purchased the land, they should have budgeted to keep the buffer zone as-is and proposed a development fitting within the current Midtown Plaza Area Plan recommendations. A developer's financial feasibility in a project is not the neighbors' issue, nor concern when it comes to our quality of life.

The denial of this application as proposed will, in fact, promote the public health and safety *by preventing*: the encroachment of a large building into neighbors' yards; increased cut-through traffic on both Valentine and West 38th Street; and increased load on our already-overflowing combined sewer system. These are issues we live with every day already, and on paper may seem like they aren't a problem, but when you can't let your kids play outside because there are cars flying down the street to cut through, or people leering from their balconies, it has a detrimental effect on quality of life.

This corner *can* increase housing density by creating any amount of housing above zero, and using every-square inch of lot space is *not* necessary to do so. Not every project needs to maximize profits, and if the developer can't find a way to make this work financially, then perhaps it's time to move onto a different location for a project and sell this land.

Sarah Legg



Homeowner, Business Owner, City Commissioner  
909 W 38th St. KCMO



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**File #: 250537**

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### ORDINANCE NO. 250537

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.6 acres generally located at 3809 Roanoke Road from Districts B3-2 and R-5 to District B3-3 and approving a development plan to allow for a multi-unit residential building with limited commercial space. (CD-CPC-2025-00054 and CD-CPC-2025-00056)

#### 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-1494, rezoning an area of about 0.6 acres generally located at 3809 Roanoke Road from Districts B3-2 (Community Business) and R-5 (Residential 5) to District B3-3 (Community Business) and approving a development plan to allow for a multi-unit residential building with limited commercial space, said section to read as follows:

Section 88-20A-1494. That an area legally described as:

All that part of Lot 1 and 2, Hamilton Hill, a subdivision of land in Kansas City, Jackson County, Missouri, more particularly described as: Beginning at the intersection of the east right-of-way line of Roanoke Road and the north right-of-way line of 39th Street, as now established; thence North 3° 14' 41" East along said east right-of-way line, a distance of 200.24 feet to a point on the north line of the south 207.75 feet of Lots 1 and 2; thence South 87° 18' 38" East along said north line, a distance of 129.73 feet; thence South 3° 14' 03" West, a distance of 200.36 feet to a point on said north right-of-way of Roanoke Road; thence North 87° 15' 13" West along said north right-of-way line, a distance of 129.76 feet to the point of beginning.

Also being shown as Tract 2, on the minor subdivision lot split of part of Lot 1, Lot 2, and Lot 3, Hamilton Hill, a subdivision of land in Kansas City, Jackson County, Missouri, recorded July 25, 2022, as Document No. 2022E0069738, in Book 54, page 64.

is hereby rezoned from Districts B3-2 (Community Business) and R-5 (Residential 5) to District B3-3 (Community Business), all as shown outlined on a map marked Section 88-20A-1494, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an

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

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

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
5. The developer shall pay a fee in-lieu of providing 4 trees (8 caliper inches) in the amount of \$1,480.00 to the Tree Fund prior to a certificate of occupancy.
6. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
7. 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)
8. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018 Table C102.1.
9. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
10. The developer shall provide fire lane signage on fire access drives.

11. The developer shall add reinforcement to the exterior doors of the property for safety. Items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of crimes.
12. The developer shall consider all units in the multi-family development to have 180-degree eye viewers, such as peep holes which will allow a person to view outside their apartment prior to opening the door.
13. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
14. 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.
15. Proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from the Land Development Division for construction. Requests for on-street parking require review by Public Works staff during the plan review process.
16. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
17. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

18. The developer shall grant a City approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
19. The developer shall enter into a covenant agreement for the maintenance of any decorative paving and landscaping located within the public right-of-way as required by the Land Development Division of the Public Works Department, prior to the issuance of any certificate of occupancy or recording the plat.
20. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
21. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
22. The developer shall hire a Missouri professional engineer to design and submit a water main extension plan set for installation of an additional public fire hydrant. The plans shall follow the Kansas City Water rules and regulations and provide public fire hydrants along the perimeter public streets at 300' max. spacing. The plans shall be approved and under contract (permitted) prior to building permit issuance.
23. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.
24. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
25. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and

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

26. The developer shall provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by the Kansas City Water Services Department prior to issuance of a building permit.
27. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area as required by the Kansas City Water Services Department, prior to issuance of building permit.
28. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

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

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

1. A deviation to 88-120-04 Rear Setback (abutting an R-5 District) in the amount of 30 feet to allow a 0 foot setback.
2. A deviation to 88-120-04 Side Setback (interior) in the amount of 8 feet to allow a 0 foot setback.
3. A deviation to 88-120-04 Lot Area per Unit in the amount of 52 square feet to allow 348 square feet of lot area per unit.

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

..end

---

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

---

Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

---

Sarah Baxter  
Senior Associate City Attorney





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250537

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 0.6 acres generally located at 3809 Roanoke Road from District B3-2 and R-5 to District B3-3 and approving a development plan to allow for a multi-unit residential building with limited commercial space. (CD-CPC-2025-00054 & CD-CPC-2025-00056).

### Discussion

The proposed development is a multi-unit residential building with 1,233 square feet of ground floor commercial tenant space. The building will contain 73 dwelling units and amenity spaces. The lobby and commercial space will be located at the southwest corner of the building fronting on the corner of W 39<sup>th</sup> Street and Roanoke Road.

There will be 73 parking spaces partially underground and at-grade on the north side of the site. Access to the parking area will be at the northwest corner of the proposed building. All parking areas will be screened as part of the building architecture. Four on-street parking spaces will be created on Roanoke Road and used for tenant loading areas. Streetscape improvements will be made along W 39<sup>th</sup> Street and Roanoke Road enhancing the pedestrian environment with planters and specialty paving.

There is 10 feet of grade change across the site from south to north. The building height varies between 53 to 50 feet at the corner of W 39<sup>th</sup> Street and Roanoke Road and will step down with the slope towards the residential neighborhood to approximately 47 feet. The north facade will step back having no units with balconies to reduce imposition on the nearby residences. South, west, and east elevations will have units with balconies. Proposed building materials include thin brick, wood-look plank, stucco, and concrete.

There are site constraints limiting the amount of landscaping, but proposed species include Flowering Plum, Arborvitae, Zelkova, Sumac, Bluestem, etc.

There was a significant amount of public testimony at the City Plan Commission hearing in opposition to the project related to concerns about traffic, parking, building scale/massing, and building placement/setbacks. All letters of testimony are attached to the case in CompassKC.

The City Plan Commission discussed the resident's concerns and voted (3-2) to recommend approval with conditions.

## Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Not applicable as this is a zoning ordinance authorizing physical development on a subject property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing physical development on a subject property
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Public improvements to sidewalk in the public ROW will be made by the developer and maintained in the future as a City asset.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This ordinance authorizes physical development of the subject property, which may generate revenue

### Office of Management and Budget Review

(OMB Staff will complete this section.)

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

### Additional Discussion (if needed)

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

Minimal density increase along the 39<sup>th</sup> St corridor.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?  
This ordinance complies with public engagement as required by 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?  
This ordinance authorizes the construction of 73 residential units to increase density along the 39<sup>th</sup> St transit corridor.
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 73

Number of Affordable Units 0

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

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

Please provide reasoning why not:

Not applicable for private development authorized by this ordinance.

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

No(Press tab after selecting)

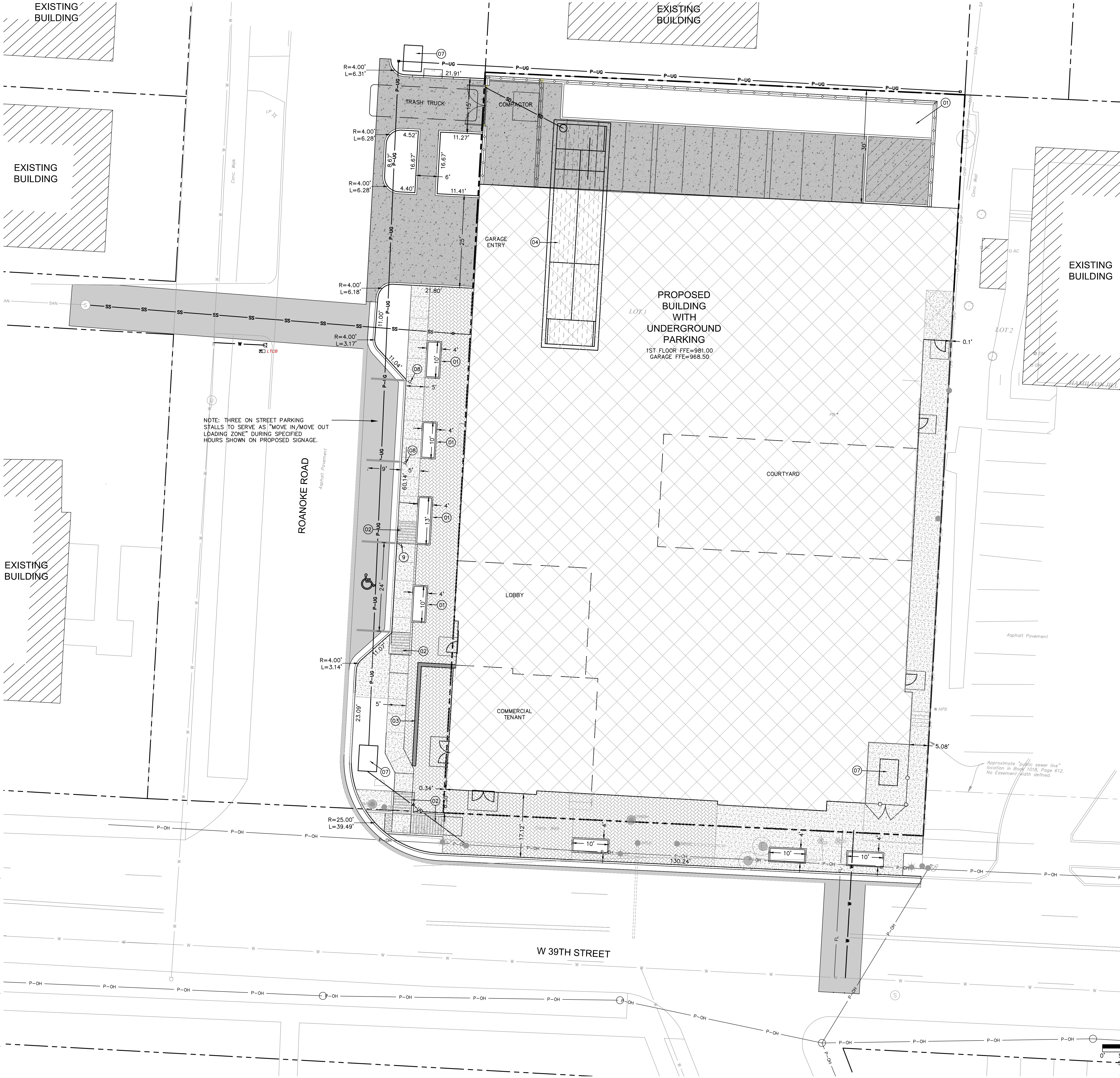
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7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



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**LEGAL DESCRIPTION:**

ALL THAT PART OF LOT 1 AND 2, HAMILTON HILL, A SUBDIVISION OF LAND IN KANSAS CITY, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ROANOKE ROAD AND THE NORTH RIGHT-OF-WAY LINE OF 39TH STREET AS NOW ESTABLISHES; THENCE S N 31°4'04" E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 200.24 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 207.75 FEET OF LOTS 1 AND 2; THENCE S. 87° 18'38" E. ALONG SAID NORTH LINE, A DISTANCE OF 129.73 FEET; THENCE S. 31°4'03" W, A DISTANCE OF 200.38 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF ROANOKE ROAD; THENCE N. 87°15'13" W. ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 129.76 FEET TO THE POINT OF BEGINNING.

ALSO BEING SHOWN AS TRACT 2, ON THE MINOR SUBDIVISION LOT SPLIT OF PART OF LOT 1, LOT 2, AND LOT 3, HAMILTON HILL, A SUBDIVISION OF LAND IN KANSAS CITY, JACKSON COUNTY, MISSOURI, RECORDED JULY 24, 2022, AS DOCUMENT NO. 2022E0069738, IN BOOK 54, PAGE 64.

**LEGEND**

PROPERTY LINE

CONCRETE SIDEWALK & PATIO

HEAVY DUTY CONCRETE

HEAVY DUTY ASPHALT

SPECIALTY PAVING

SANITARY SERVICE LINE

WATER SERVICE LINE

UNDERGROUND POWER SERVICE LINE

PROPOSED FIRE PROTECTION LINE

COMMUNICATIONS SERVICE LINE

LANDSCAPE/ROOF DRAIN

**KEY NOTE LEGEND:**

01 PLANTER RE: ARCH

02 ADA ACCESSIBLE RAMP. RE: DETAILS

03 CAST-IN-PLACE RETAINING WALL. RE: DETAILS

04 UNDERGROUND DETENTION (PARKING GARAGE LEVEL)

05 EXISTING FIRE HYDRANT

06 PROPOSED ABOVE GROUND EVERGY EQUIPMENT TRANSFORMER AND ENCLOSURE

07 PROPOSED TRANSFORMER (COORDINATE WITH EVERGY)

08 LOADING ZONE SIGNAGE (TYP.)

09 ADA ACCESSIBLE SIGN

**DEVELOPMENT SUMMARY:**

A. EXISTING ZONING: BR3-2 & R-5  
PROPOSED ZONING: BR3-3

B. TOTAL LAND AREA: 0.6 ACRES (26,140 SF)

C. LAND AREA AND ACRES FOR EXISTING AND PROPOSED STREET RIGHT OF WAY: 0.00 AC

D. NET LAND AREA: 0.6 ACRES (26,140 SF)

E. PROPOSED LAND USE: SINGLE PURPOSE RESIDENTIAL BUILDING (MULTI-UNIT)

F. BUILDING STORIES: 4/3 OVER PARKING GARAGE  
BUILDING HEIGHT: 49.33' (NORTH END) 46.41' (SOUTH END)

G. UNIT MIX:  
STUDIO = 32  
1 BED = 25  
1 BED + DEN = 6  
2 BED = 6  
TOTAL UNITS = 69  
GARAGE = 18,531 SF  
STORAGE AREA/MECHANICAL ROOM = 622 SF  
LOBBY = 918 SF  
1st FLOOR  
APARTMENTS = 1,866 SF  
COMMERCIAL TENANT = 1,274 SF  
RESIDENTIAL = 14,157 SF  
TOTAL: 17,297 SF  
2ND FLOOR  
RESIDENTIAL = 16,937 SF  
3RD FLOOR  
RESIDENTIAL = 16,937 SF  
4TH FLOOR  
RESIDENTIAL = 8,832 SF  
GRAND TOTAL: 60,003 SF

H. FLOOR AREA RATIO MAXIMUM: 3.0  
FLOOR AREA RATIO PROPOSED: 2.30  
LOT AREA PER UNIT:  
REQUIRED = 400 SF MIN.  
PROPOSED = 378 SF (DEVIATION REQUIRED)

I. PARKING REQUIRED: 1 STALL PER UNIT = 69  
PARKING PROVIDED: = 70 (GARAGE)

J. BICYCLE PARKING  
REQUIRED SHORT TERM: = 10% OF VEHICLE STALLS = 8 SPACES  
REQUIRED LONG TERM: = 1 PER EVERY 3 DWELLING UNITS = 23 SPACES  
PROVIDED SHORT TERM: = 8 SPACES (GARAGE LEVEL)  
PROVIDED LONG TERM: = 23 SPACES (GARAGE LEVEL)

BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
REAR SETBACK	30'	30'		
FRONT SETBACK	NONE	NONE		
SIDE SETBACK	8'	0	8' DEVIATION	
SIDE SETBACK (ABUTTING STREET)	NONE	0		
LOT AREA PER UNIT	400 SF	378 SF	22 SF DEVIATION	
ABSOLUTE MAXIMUM HEIGHT	55'	55'		

\* PER DWG C42.50, MEASURED FROM LOWEST ADJACENT GRADE TO TOP PLATE

ARCHITECTURE  
LANDSCAPE  
ARCHITECTURE  
ENERGY SERVICES

**NSPJ**

ARCHITECTS  
P. 913.831.1415  
F. 913.831.1563  
3515 W. 75TH ST., SUITE 201  
PRAIRIE VILLAGE, KS 66208

NSPJ ARCHITECTS, INC.  
TERRY M. PARSONS  
NUMBER  
PE-2018010505  
1/1/2023  
PROFESSIONAL ENGINEER

A NEW MULTI-FAMILY DEVELOPMENT:

**HICKOK HOMES 39TH STREET**

WEST 39TH STREET & ROANOKE ROAD  
KANSAS CITY, MISSOURI

DRAWING RELEASE LOG

04.14.23 REZONING SUBMITTAL  
08.08.23 COMMENT RESPONSES  
09.09.23 REZONING SUBMITTAL  
09.10.23 COMMENT RESPONSES

REVISIONS

1 08.08.23 COMMENT RESPONSES

JOB NO.  
721122

DATE  
04.14.25

DRAWN BY  
RLK / TMP

REZONING SUBMITTAL

SHEET NAME  
SITE DIMENSION PLAN

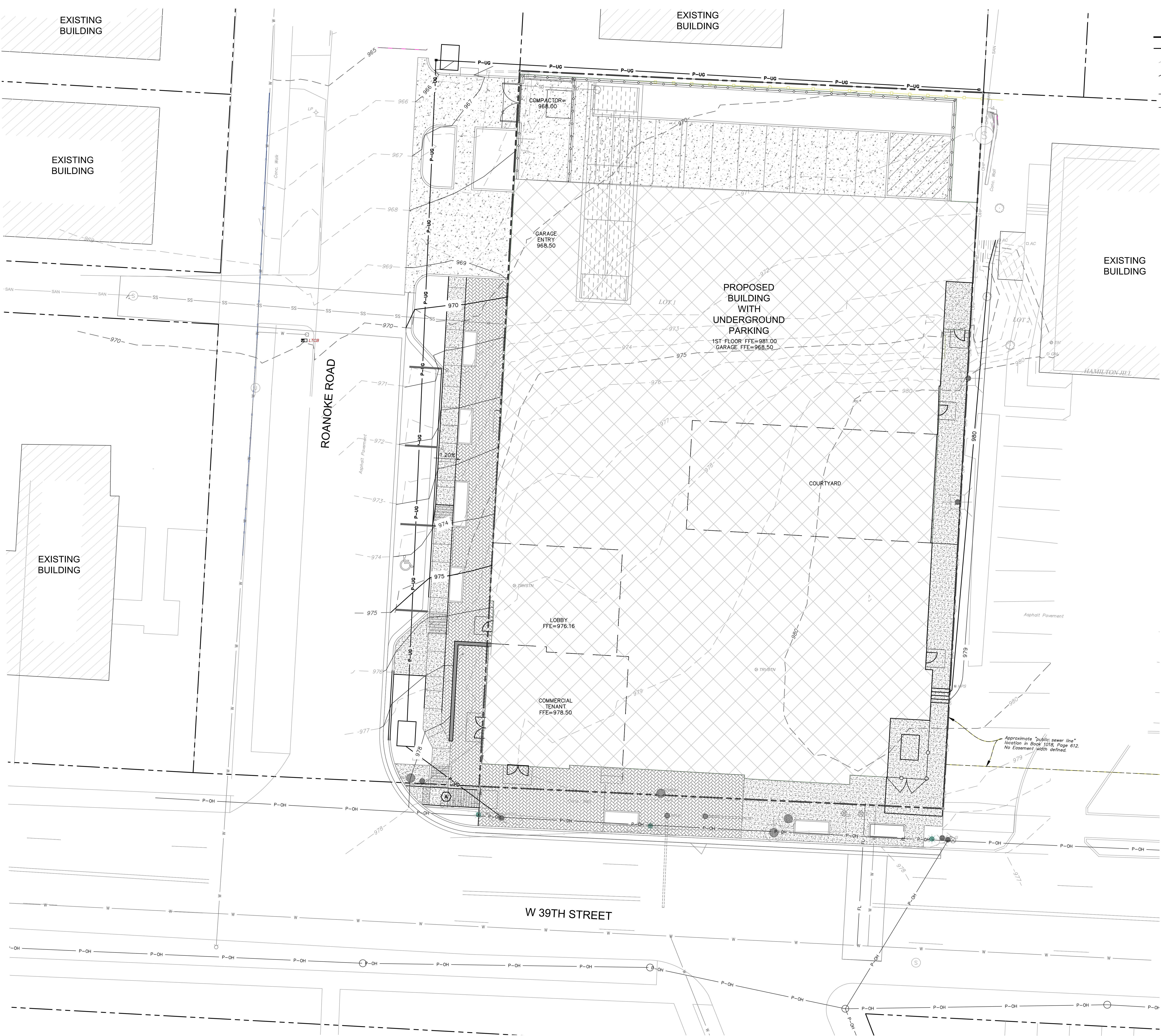
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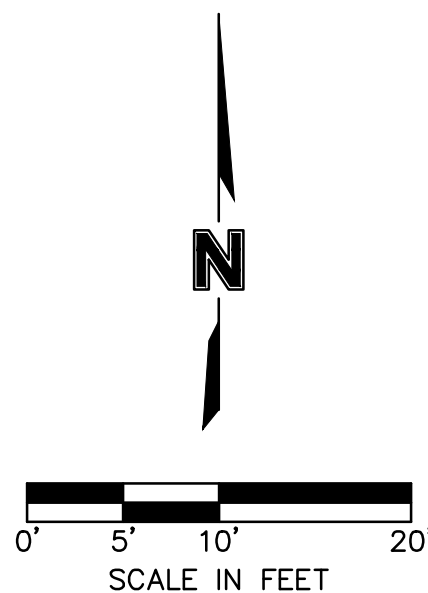
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REVISED GRADING PLAN AND  
BACKGROUND INFORMATION  
PER ARCHITECTURAL  
BUILDING REVISIONS.



LEGEND	
	PROPERTY LINE
	LOT LINE
	EXISTING GRADE CONTOUR
	FINISHED GRADE CONTOUR
	RIDGE
	RIDGE LINE
	VALLEY
	VALLEY LINE

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3515 W. 75TH ST., SUITE 201  
PRAIRIE VILLAGE, KS 66208

STATE OF MISSOURI  
TERRY L. PARSONS  
NUMBER  
PE-2018010808  
6/5/2022  
PROFESSIONAL ENGINEER

A NEW MULTI-FAMILY DEVELOPMENT:

# HICKOK HOMES 39TH STREET

WEST 39TH STREET & ROANOKE ROAD  
KANSAS CITY, MISSOURI

DRAWING RELEASE LOG	
04.14.25	REZONING SUBMITTAL
08.08.25	COMMENT RESPONSES
09.03.25	REZONING SUBMITTAL

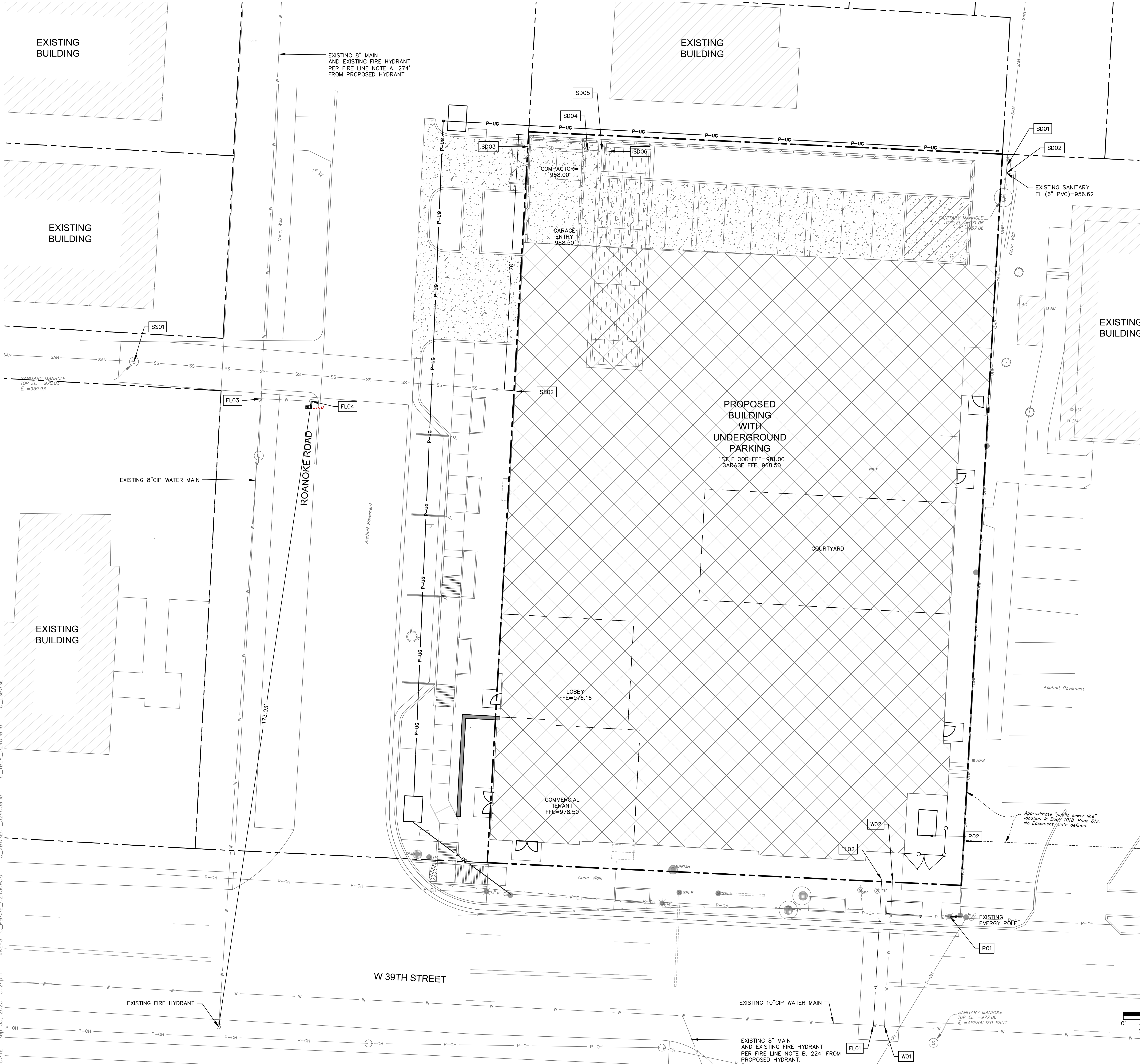
REVISIONS	
1	08.08.25 COMMENT RESPONSES

JOB NO.  
721122  
DRAWN BY  
RLK / TMP  
REZONING SUBMITTAL

SHEET NAME  
GRADING PLAN

SHEET NO.  
C3.0





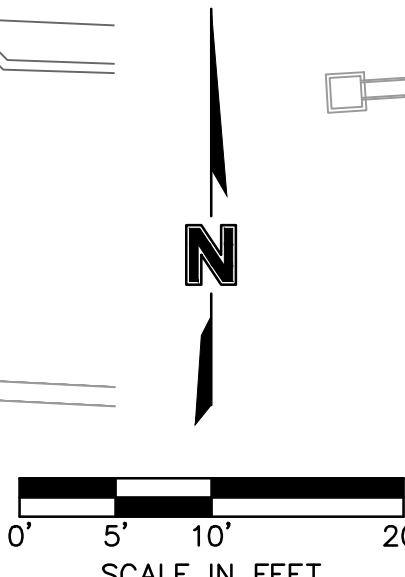
UTILITY KEYNOTES:

- DOMESTIC WATER:
- W01 CONNECT TO MAIN. INSTALL 39.93 LF WATER SERVICE. COORDINATE WITH KCMO WATER SERVICES.
- W02 CONNECT TO BUILDING. RE: MEP
- FIRE LINE:
- NOTE: EXISTING FIRE HYDRANTS LOCATED IN THE FOLLOWING LOCATIONS:
- A. SOUTHEAST CORNER OF 38TH STREET AND ROANOKE ROAD, +/- 334' NORTH AND +/- 91' WEST OF NORTHWEST CORNER OF SUBJECT PROPERTY.
- B. WEST SIDE OF ROANOKE ROAD, +/- 236' SOUTH AND +/- 28' EAST OF SOUTHEAST CORNER OF SUBJECT PROPERTY.
- FL01 CONNECT TO MAIN. INSTALL 39.93 LF OF 8" DIP COORDINATE WITH WATER SERVICES.
- FL02 CONNECT TO BUILDING. RE: MEP
- FL03 CONNECT TO EXISTING WATER MAIN AND INSTALL 13.87 LF OF 8" DIP.
- FL04 INSTALL FIRE HYDRANT AND VALVE ASSEMBLY.
- POWER:
- P01 PRIMARY SERVICE - INSTALL 22.99 LF POWER CONDUIT. CONNECT POWER. COORDINATE WITH EVERGY.
- P02 POWER TRANSFORMER. RE: MEP
- P03 SECONDARY SERVICE - INSTALL XX LF POWER CONDUIT. CONNECT TO TRANSFORMER AND INSTALL XX LF POWER CONDUIT. CONNECT TO BUILDING. RE: MEP
- GAS:
- G01 INSTALL XX LF OF GAS SERVICE LINE. COORDINATE WITH GAS SERVICE
- ROOF DRAIN SYSTEM:
- RD1 RE: MEP
- STORM SEWER: RE: SHEET C5.0
- STORM SEWER:
- SD01 CONNECT TO EXISTING STORM  
INSTALL 96.49 LF 4" HDPE (S.W.) @ 2.00%  
FL=956.62
- SD02 CONNECT TO UNDERGROUND VAULT  
FL=958.55
- SD03 INSTALL 16.00 LF OVERFLOW DRAIN @ 3.25%  
FL OUT=967.20
- SD04 CONNECT TO TRAFFIC RATED TRENCH DRAIN @ 3.25% AND  
INSTALL 4.00 LF OVERFLOW DRAIN @ 3.25%  
FL=967.87
- SD05 CONNECT TO UNDERGROUND VAULT  
FL=968.00
- SD06 INSTALL ACCESS RING AND TRAFFIC RATED GRATED COVER  
TS=968.20
- SANITARY SEWER:
- SS01 CONNECT TO EXISTING MH  
INSTALL 104.54 LF 10" PVC (SDR-26) @ 1.74%  
EXISTING TS=970.03  
EXISTING FL=959.93  
FL IN (E.) 10" PVC (SDR-26)=960.43
- SS02 CONNECT TO BUILDING. RE: MEP  
FL=962.25
- COMMUNICATIONS:
- COORDINATE WITH COMMUNICATIONS PROVIDER.

LEGEND

- PROPERTY LINE
- LOT LINE
- UTILITY EASEMENT
- PROPOSED STORM SEWER
- SS --- SS PROPOSED SANITARY SERVICE LINE
- W --- W PROPOSED WATER SERVICE LINE
- P-UG --- P-UG PROPOSED UNDERGROUND POWER SERVICE LINE
- FP --- FP PROPOSED FIRE PROTECTION LINE
- COM --- COM PROPOSED COMMUNICATIONS SERVICE LINE
- SD --- SD PROPOSED LANDSCAPE/ROOF DRAIN
- GAS --- GAS PROPOSED GAS SERVICE
- SS --- SS EXISTING SANITARY SEWER MAIN
- W --- W EXISTING WATER MAIN
- TEL --- TEL EXISTING COMMUNICATIONS LINE
- P-UG --- P-UG EXISTING ELECTRIC LINE
- G --- G EXISTING GAS MAIN
- G --- G EXISTING GAS MAIN
- EXISTING STORM SEWER

REVISED UTILITY PLAN  
AND BACKGROUND  
INFORMATION PER  
ARCHITECTURAL BUILDING  
REVISIONS.



ARCHITECTURE  
LANDSCAPE  
ARCHITECTURE  
ENERGY SERVICES

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ARCHITECTS<sup>SM</sup>

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NSPJARCH.COM

3515 W. 75TH ST., SUITE 201  
PRAIRIE VILLAGE, KS 66208

STATE OF MISSOURI  
TERRY M. PARSONS  
NUMBER  
PE-2018010808  
KS 65454-03  
PROFESSIONAL ENGINEER

A NEW MULTI-FAMILY DEVELOPMENT:

HICKOK HOMES 39TH STREET

WEST 39TH STREET & ROANOKE ROAD  
KANSAS CITY, MISSOURI

DRAWING RELEASE LOG

- 04.14.23 REZONING SUBMITTAL
- 05.08.25 COMMENT RESPONSES
- 05.08.25 REZONING SUBMITTAL

REVISIONS

1 05.08.25 COMMENT RESPONSES

JOB NO.  
721122

DATE  
04.14.25

DRAWN BY  
RLK / TMP

REZONING SUBMITTAL

SHEET NAME  
UTILITY PLAN

SHEET NO.

C4.0



PEDESTRIAN LIGHT POLE:



LIGHT POLE TO BE 5-GLOBE, APPROX. 9-10FT HEIGHT, COLOR: BLACK.  
THREE (3) TOTAL LIGHT POLES, INSTALL PER MANUF. SPECIFICATIONS.

BICYCLE PARKING:

SHORT TERM:  
REQUIRED - 10% OF OFF STREET PARKING SPACES PROVIDED.  
72 TOTAL GARAGE SPACES \* 10% = 7 SHORT TERM SPACES REQUIRED.  
PROVIDED: 11 SPACES (7 RACKS)

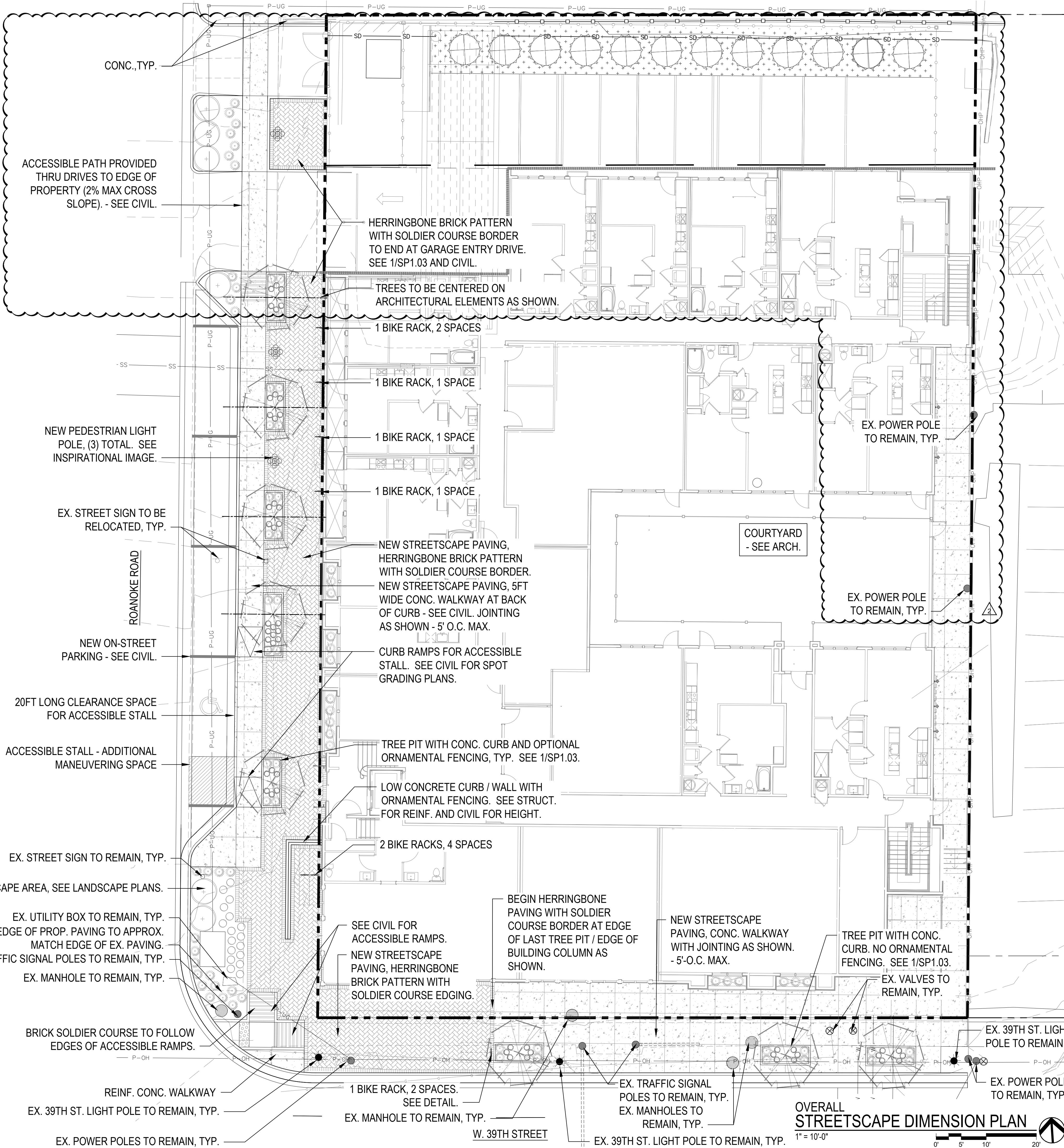
LONG TERM:  
REQUIRED - 1 PER 3 DWELLING UNITS  
73 / 3 = 24 SPACES REQUIRED  
PROVIDED: 30 SPACES WITHIN GARAGE INTERIOR - SEE ARCH. PLANS

PROPOSED SHORT TERM BIKE RACK:  
- VICTOR STANELY: BRBS-103 (BLACK) - OR APPROVED EQUAL



SITE NOTES:

1. DECORATIVE PAVING AND LANDSCAPE ITEMS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED THROUGH A COVENANT TO MAINTAIN AGREEMENT.
2. THE CAST IN PLACE WALL IN THE PUBLIC RIGHT OF WAY IS INCLUDED IN THE ENCROACHMENT PERMIT REQUEST.



**nspj**  
ARCHITECTS

ARCHITECTURE  
LANDSCAPE  
ARCHITECTURE

P.913.831.1415  
NSPJARCH.COM

9415 NALL AVE., #300  
PRAIRIE VILLAGE,  
KANSAS, 66207



A NEW SINGLE PURPOSE MULTI-UNIT RESIDENTIAL BUILDING FOR:

**HICKOK HOMES 39TH ST.**

W. 39TH ST. & ROANOKE RD.  
KANSAS CITY, MISSOURI

DRAWING RELEASE LOG

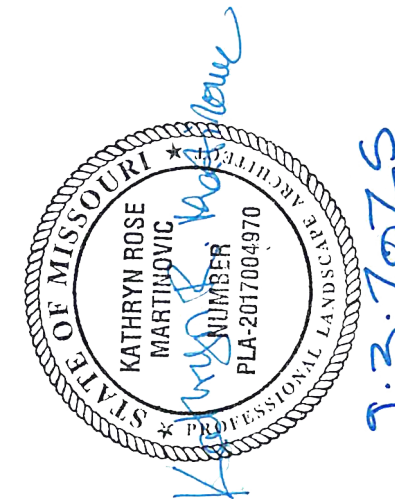
NO.	DATE	DESCRIPTION
1	04.14.25	UR SUBMITTAL

REVISIONS		
NO.	DATE	DESCRIPTION
1	05.09.25	REZONING SUBMITTAL
2	09.03.25	REZONING SUBMITTAL

JOB NO.	721122	DATE	04.14.25
DRAWN BY	BNH		
UR SUBMITTAL			

SHEET NAME  
**ARCHITECTURAL SITE  
PLAN - STREETScape**  
SHEET NO.  
**SP1.00**





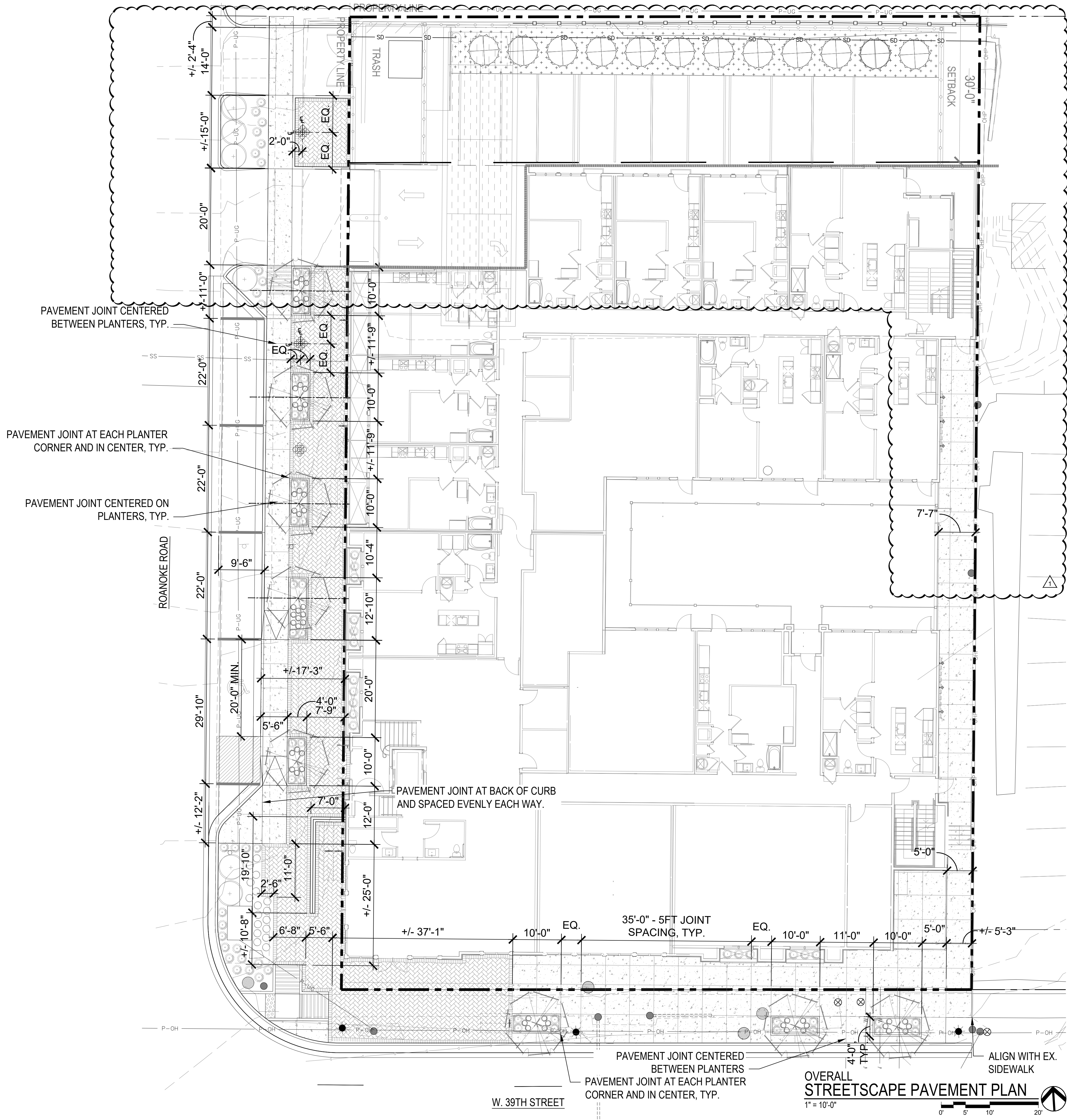
KANSAS CITY, MISSOURI



1 09.03.25 REZONING SUBMITTAL  
REVISIONS 2

SHEET NAME  
**ARCHITECTURAL SITE  
PLAN - STREETScape**  
SHEET NO.

# SP1.01







A NEW SINGLE PURPOSE MULTI-UNIT RESIDENTIAL BUILDING FOR:

**HICKOK HOMES 39TH ST.**

W. 39TH ST. & ROANOKE RD.  
KANSAS CITY, MISSOURI

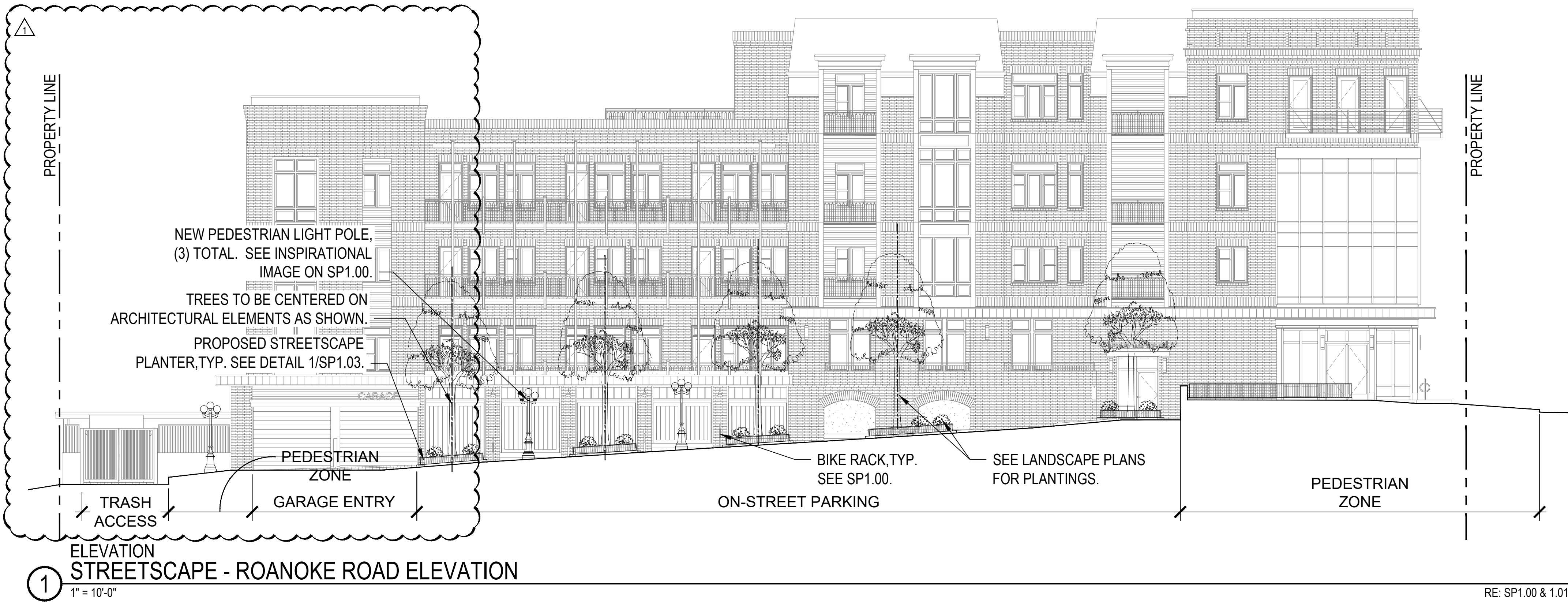
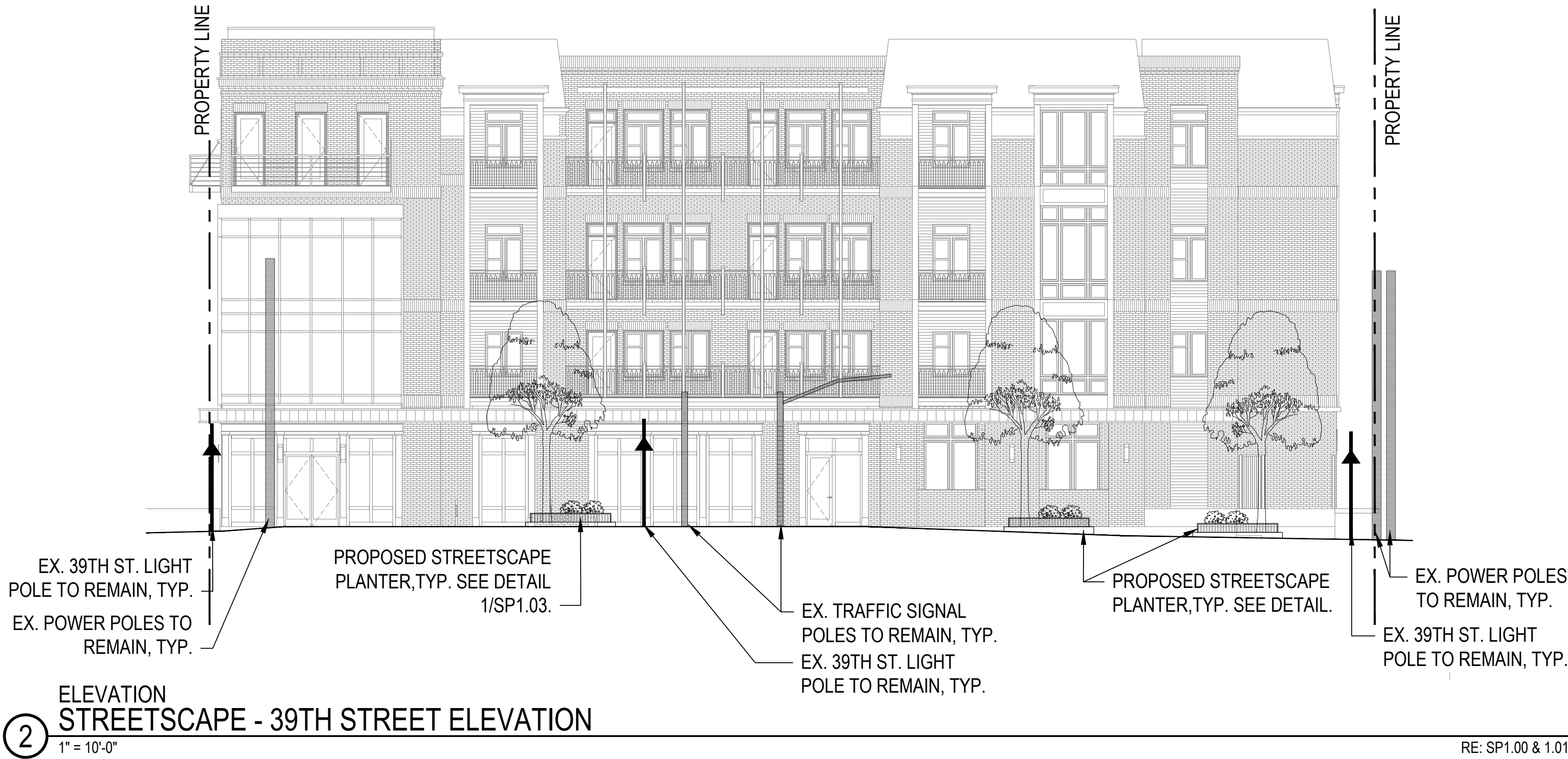
DRAWING RELEASE LOG	
04.14.25	UR SUBMITTAL

REVISIONS	
1	09.03.25 REZONING SUBMITTAL
	REVISIONS 2

JOB NO. 721122	DATE 04.14.25
DRAWN BY BNH	
UR SUBMITTAL	

SHEET NAME  
**ARCHITECTURAL SITE  
PLAN - STREETScape**  
SHEET No.

**SP1.02**









GENERAL NOTES

- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
- THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
  - CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
  - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
  - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
  - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
- ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.
- ROOF TOP PLANTING SOIL MIX TO BE 1 PART CONCRETE SAND, 1 PART TOPSOIL, & 1 PART COMPOST. WEIGHT WHEN FULLY SATURATED SHALL BE LESS THAN 120 LB. PER CUBIC FOOT PER STRUCTURAL.
- OWNER TO BE FEE IN-LIEU-OF DEDICATION FOR PARKLAND REQUIREMENTS.

LANDSCAPE REQUIREMENTS

STREET TREES (88-425-03):

1 TREE PER 30 LF OF STREET FRONTAGE:

39TH STREET = +/- 130 LF / 30 LF =	REQUIRED: 4 TREES	PROVIDED: 3 TREES**
ROANOKE RD. = +/- 200 LF / 30 LF =	7 TREES	5 TREES**

\*\*REDUCED QUANTITY OF TREES PROVIDED DUE TO PROPOSED CURB CUTS FOR PARKING ACCESS AND EXISTING INFRASTRUCTURE (UTILITIES).

GENERAL LANDSCAPING (88-425-04):

PRINCIPAL BUILDING COVERAGE = +/- 17,880 SF / 5,000 SF = 4 TREES @ 2" CAL. = 8 CAL. INCHES.  
PROPOSED: FEE IN LIEU OF = 8 \* \$185 = \$1,480.

TABLE 3

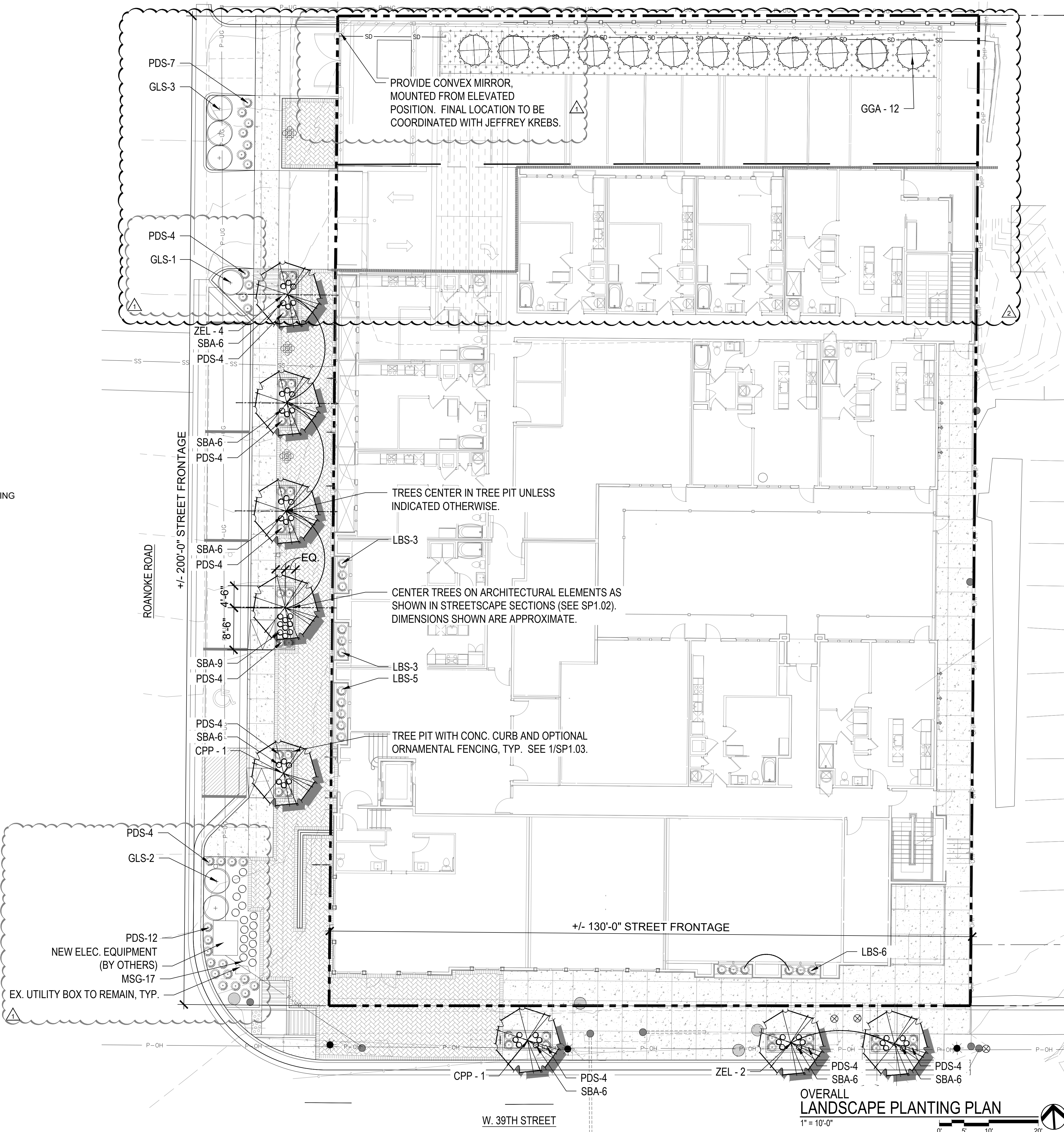
88-425 - LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	11	8		
88-425-04 General	4	0	YES	
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets				
Buffer Width	N/A			
Trees				
Shrubs/Wall/Berm				
Adjacent to Residential Zones				
Buffer Width				
Shrubs/Berm/Fence/Wall				
88-425-06 Interior Vehicular Use Area				
Interior Area	N/A			
Trees				
Shrubs				
88-425-07 Parking Garage Screening	Describe	ARCHITECTURALLY SCREENED.		
88-425-08 Mechanical/Utility Equipment Screening	Describe	ARCHITECTURALLY SCREENED.		
88-425-09 Outdoor Use Screening	Describe	N/A		

TABLE 3a

88-425 - LANDSCAPE REQUIREMENTS	Proposed Alternative	Approved
88-425-03 Street Trees	N/A	
88-425-04 General	FEE IN LIEU OF	
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets		
Buffer Width		
Trees		
Shrubs/Wall/Berm	N/A	
Adjacent to Residential Zones		
Buffer Width		
Shrubs/Berm/Fence/Wall		
88-425-06 Interior Vehicular Use Area		
Interior Area	N/A	
Trees		
Shrubs		
88-425-07 Parking Garage Screening	N/A	
88-425-08 Mechanical/Utility Equipment Screening	N/A	
88-425-09 Outdoor Use Screening	N/A	

PLANT LIST

Common Name	Botanical Name	Size	Notes
<b>Columnar Trees</b>			
CPP	Crimson Pointe Flowering Plum	prunus cerasifera 'Cripiozam' PPAF	2" Cal. B&B
ZEL	Columnar Zelkova	Zelkova serrata 'City Sprite' JFS-KW1 PP 20996	2" Cal. B&B
<b>Evergreen Trees</b>			
GGA	Green Giant Arborvitae	Thuja 'Green Giant'	8' Ht. B&B
<b>Deciduous Shrubs</b>			
GLS	Glow Low Sumac	Rhus aromatica 'Gro-Low'	5 Gal.
<b>Grasses</b>			
LBS	Little Bluestem	Schizachyrium scoparium 'The Blues	2 Gal.
PDF	Prairie Dropseed	Sporobolus heterolepis	2 Gal.
<b>Perennials</b>			
MSG	Meadow Sage	Salvia nemorosa	1 Gal.
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal.



A NEW SINGLE PURPOSE MULTI-UNIT RESIDENTIAL BUILDING FOR:

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W. 39TH ST. & ROANOKE RD.

KANSAS CITY, MISSOURI

DRAWING RELEASE LOG  
04.14.25 UR SUBMITTAL

REVISIONS

1	05.09.25	REZONING SUBMITTAL
2	09.03.25	REZONING SUBMITTAL

JOB NO.  
721122

DATE  
04.14.25

DRAWN BY  
BNH

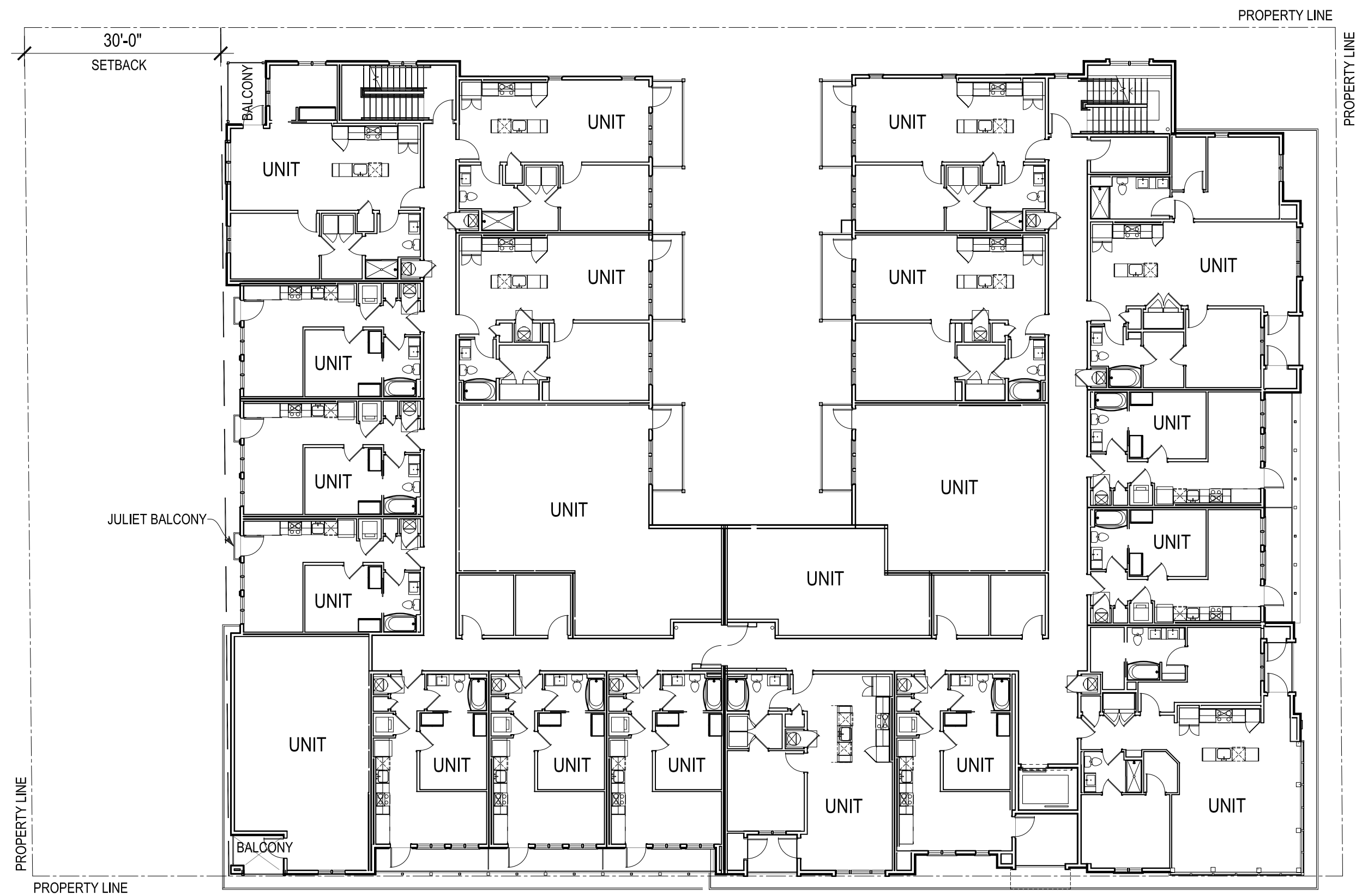
UR SUBMITTAL

SHEET NAME  
PLANTING PLAN -  
STREETSCAPE

SHEET NO.

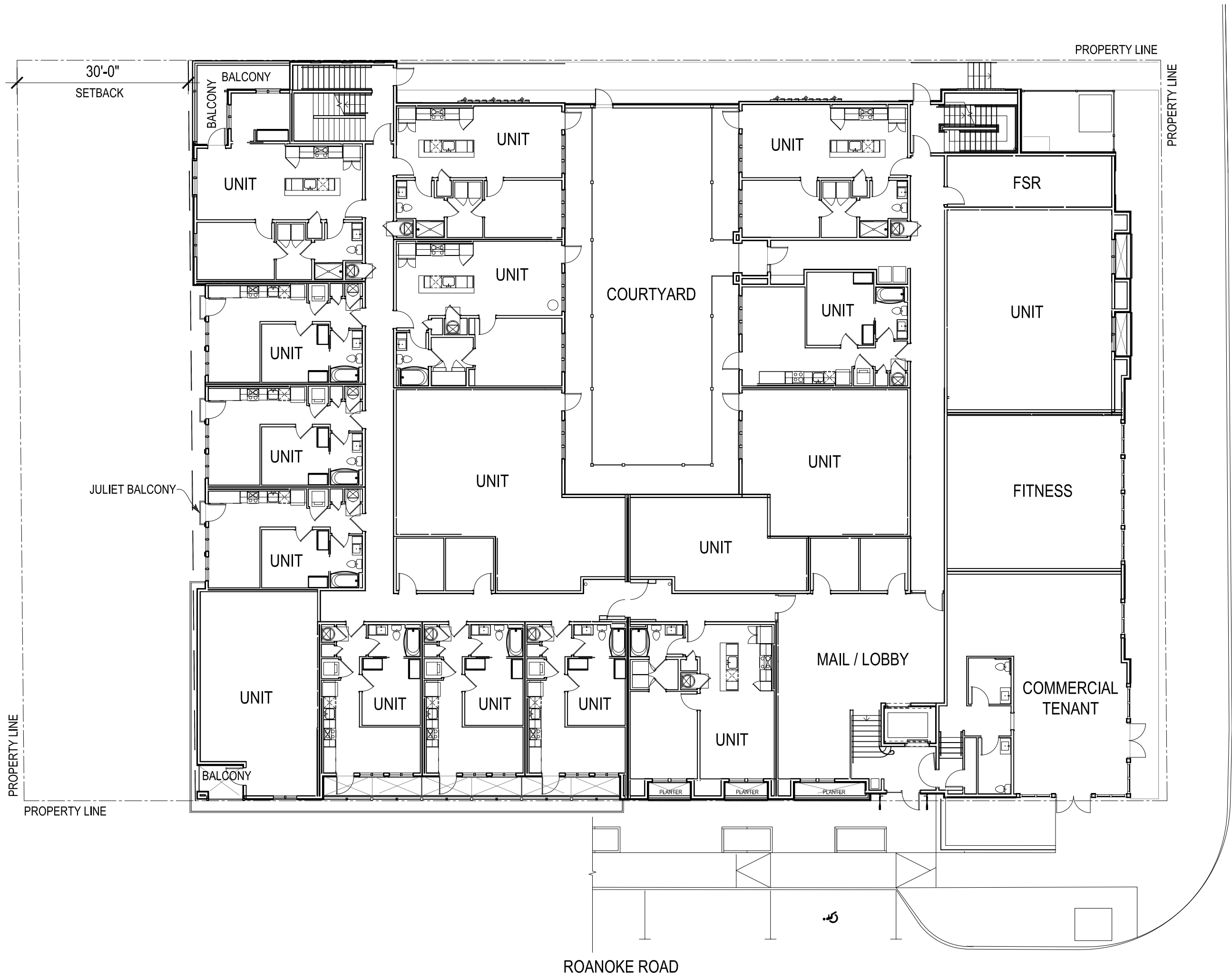
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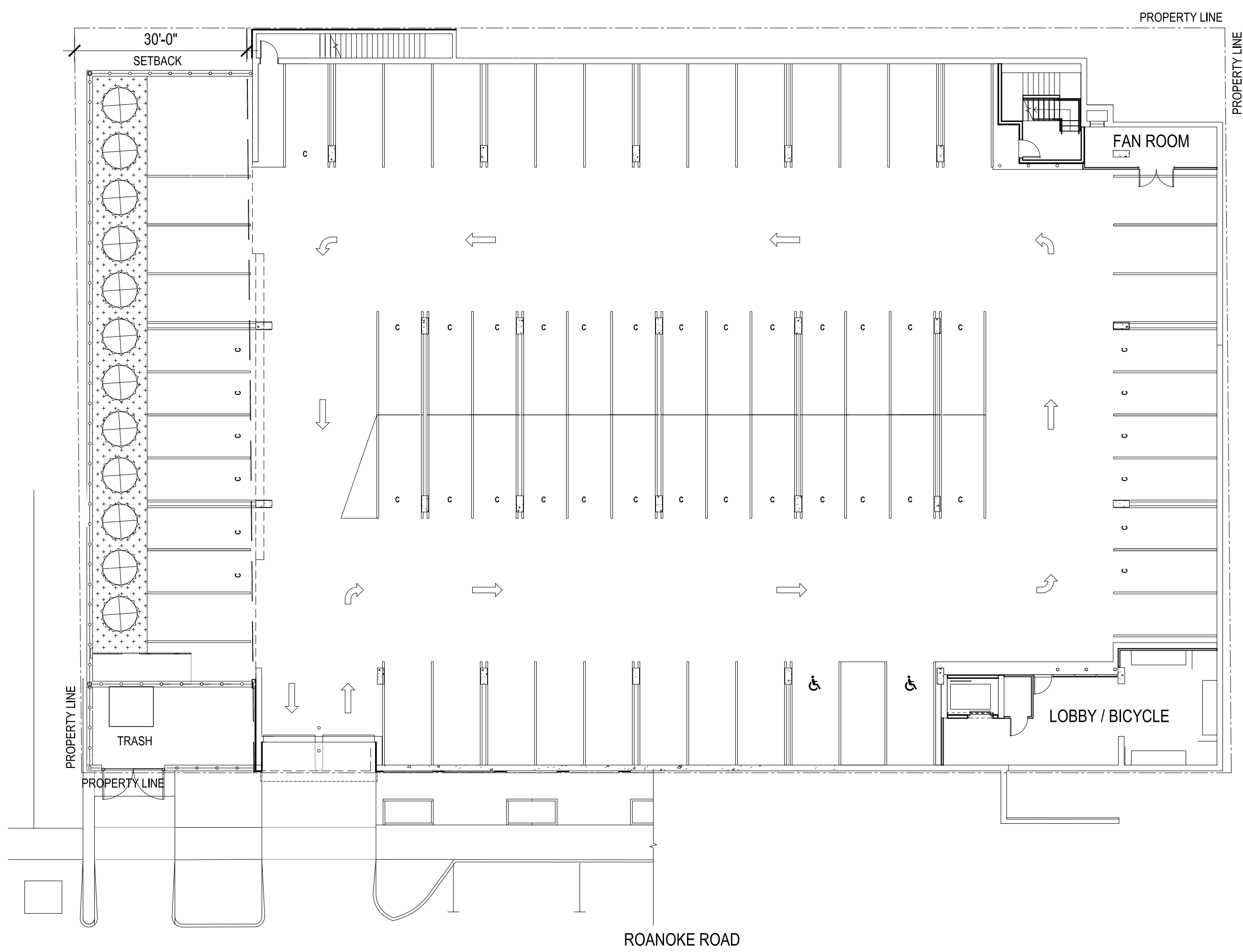
2ND & 3RD FLOOR BUILDING PLAN

1/16" = 1'-0"



1ST FLOOR BUILDING PLAN

1/16" = 1'-0"



GARAGE PLAN

1/16" = 1'-0"

A NEW MULTI-FAMILY DEVELOPMENT:  
**HICKOK HOMES 39TH STREET**  
WEST 39TH STREET & ROANOKE ROAD  
KANSAS CITY, MISSOURI

DRAWING RELEASE LOG  
04.14.25 (R SUBMITTAL)

REVISIONS		
REVISIONS 1	05.09.25	REZONING SUBMITTAL
REVISIONS 2	09.02.25	REZONING SUBMITTAL

JOB NO. 721122 DATE 04.14.25

REZONING SUBMITTAL  
SHEET NAME BLDG FLOOR PLAN  
SHEET No.

A1.00a

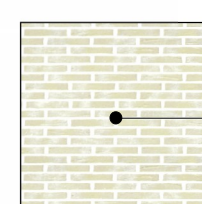
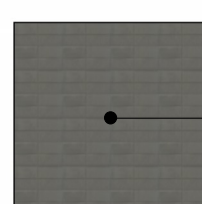
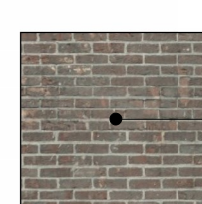
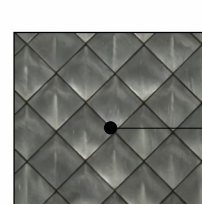

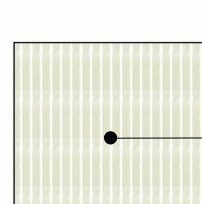
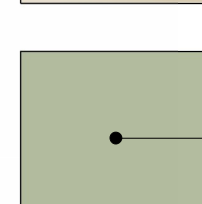
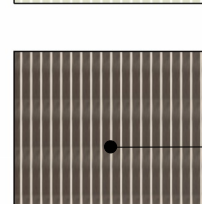
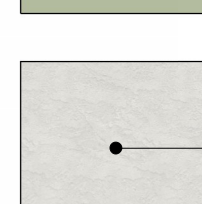
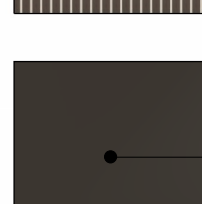
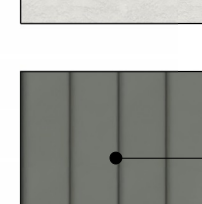
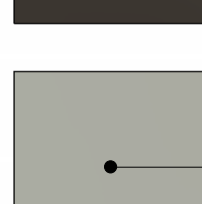
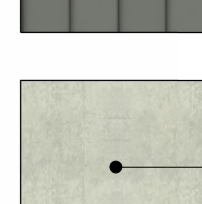
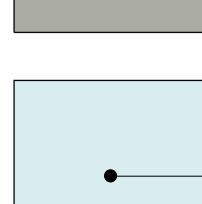


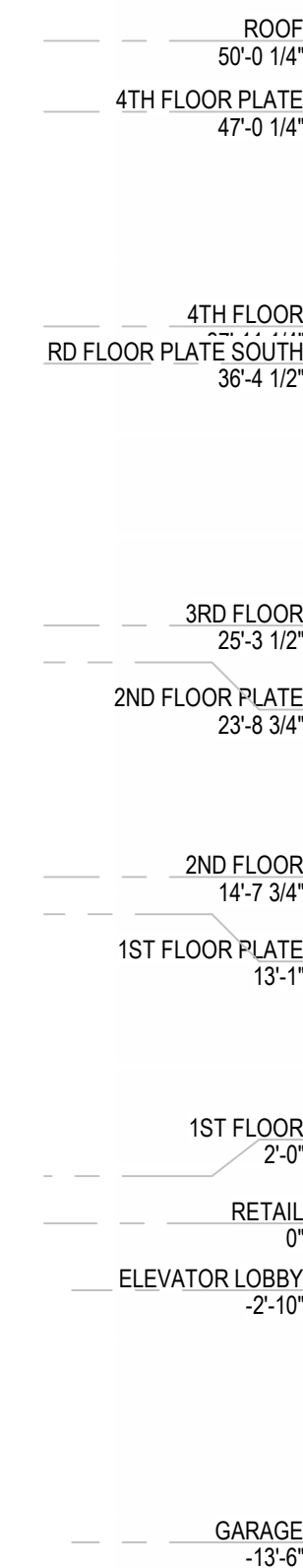
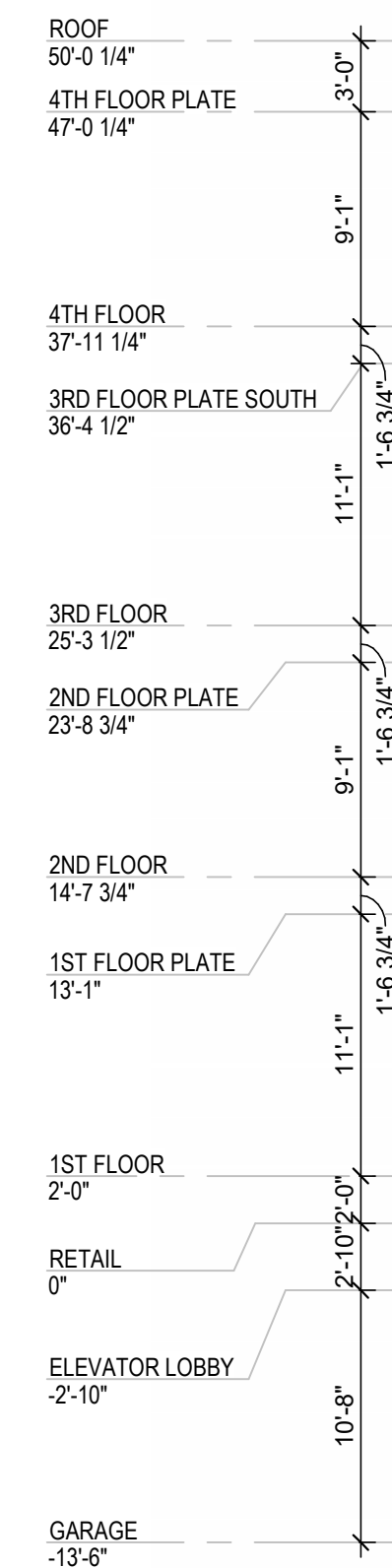


WEST ELEVATION (ROANOKE RD)

1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND:

	1 LIGHT COLOR THIN BRICK		8 DARK COLOR TRIM / BREAKMETAL
	2 DARK COLOR THIN BRICK		9 METAL ROOFING
	3 WOOD-LOOK PLANK		10 FULL LIGHT COLOR BRICK CORNICE / THIN BRICK SOLDIER COURSE
	4 PAINTED WOOD-LOOK TRIM/PANEL		11 DARK COLOR THIN BRICK SOLDIER COURSE
	5 STUCCO		12 NOT USED
	6 METAL PARAPET		13 LIGHT COLOR TRIM
	7 CONCRETE		14 GLASS



SOUTH ELEVATION (39TH ST)

1/8" = 1'-0"

A NEW MIXED-USE DEVELOPMENT:  
**HICKOK HOMES - 39TH STREET APARTMENTS**  
WEST 39TH STREET & ROANOKE ROAD - KANSAS CITY, MISSOURI

DRAWING RELEASE LOG  
04.14.25 REZONING SUBMITTAL

REVISIONS		
1	05.09.25	REZONING SUBMITTAL
2	09.02.25	REZONING SUBMITTAL

JOB NO.  
**721122**  
DRAWN BY  
**CEE / GMW / LFE**  
REZONING SUBMITTAL

SHEET NAME  
EXTERIOR ELEVATIONS

SHEET NO.  
**A2.50**





A NEW MIXED-USE DEVELOPMENT:  
**HICKOK HOMES - 39TH STREET APARTMENTS**  
WEST 39TH STREET & ROANOKE ROAD - KANSAS CITY, MISSOURI

DRAWING RELEASE LOG  
04.14.25 REZONING SUBMITTAL

REVISIONS	
1	05.09.25 REZONING SUBMITTAL
2	09.02.25 REZONING SUBMITTAL

JOB NO.  
**721122**  
DRAWN BY

DATE  
**04.14.25**

REZONING SUBMITTAL

SHEET NAME  
EXTERIOR ELEVATIONS

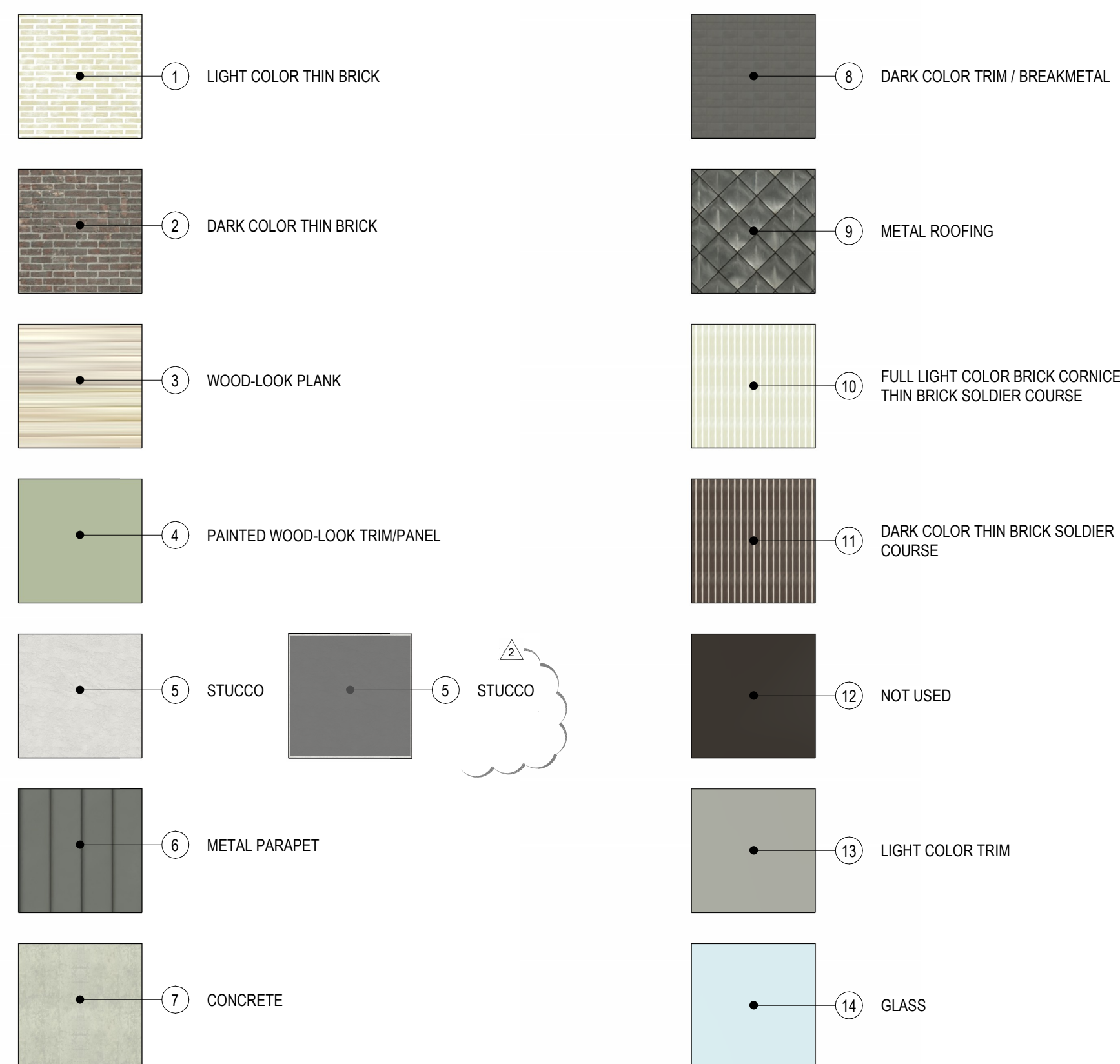
SHEET NO.  
**A2.51**



**EAST ELEVATION**

1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND:



**NORTH ELEVATION**

1/8" = 1'-0"





## Legislation Text

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**File #: 250668**

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### RESOLUTION NO. 250668

Sponsor: Director of City Planning and Development Department

Approving an amendment to Shoal Creek Valley Area Plan by changing the recommended land use from mixed use community, residential low density, and residential medium density to residential high density, in an area generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway. (CD-CPC-2025-00079)

WHEREAS, on December 21, 2017, the City Council by Resolution No. 170989 adopted the Shoal Creek Valley Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Shoal Creek Valley Area Plan as it affects the area of approximately 30 acres generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway by changing the recommended land use from mixed use community, residential low density, and residential medium density to residential high density; and

WHEREAS, the City Plan Commission considered this amendment to the Shoal Creek Valley Area Plan on July 16, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on July 16, 2025, recommend approval of the proposed amendment to the Shoal Creek Valley Area Plan to the City Council; NOW, THEREFORE,

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

Section A. That the Shoal Creek Valley Area Plan is hereby amended as to the residential high density for that area described above by changing the recommended land use from mixed use community, residential low density, and residential medium density to residential high density.

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

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



..end

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# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250668

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

*Sponsor: Director of City Planning and Development Department*

Approving an amendment to Shoal Creek Valley Area Plan by changing the recommended land use from Mixed Use Community, Residential Low Density, and Residential Medium Density to Residential High Density, in an area generally located at the northeast corner of NE Shoal Creek Parkway and Maplewoods Parkway. (CD-CPC-2025-00079)

### Discussion

This area plan amendment seeks to amend the Shoal Creek Valley Area Plan by changing the recommended future land use from Mixed Use Community, Residential Low Density, and Residential Medium Density to Residential High Density, in an area generally located at the northeast corner of NE Shoal Creek Parkway and Maplewoods Parkway.

City Staff Recommended approval.

The CPC Recommends 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 area plan amendment authorizing the change in the future land use designation (subdivision of subject property/physical development of subject property/allowed uses on subject property).
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an area plan amendment authorizing the change in the future land use designation (subdivision of subject property/physical development of subject property/allowed uses on subject property).

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

Not applicable as this is a an area plan amendment authorizing the change in the future land use designation (subdivision of subject property/physical development of subject property/allowed uses on subject property).

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

Not applicable as this is a an area plan amendment authorizing the change in the future land use designation (subdivision of subject property/physical development of subject property/allowed uses on subject property).

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

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

Additional Discussion (if needed)  
This resolution 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

None

## Service Level Impacts

Minimal impact anticipated.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This resolution requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on July 9, 2025. See attached summary as part of the staff report.
2. How have those groups been engaged and involved in the development of this ordinance?  
This resolution requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on July 9, 2025. See attached summary as part of the staff report.
3. How does this legislation contribute to a sustainable Kansas City?  
City Planning and Development Staff evaluated this against the following sustainability goals/objectives in The KC Spirit Playbook:
  - Healthy Environmental Systems: We will promote and value the health of our environmental and natural systems and protect them from degradation.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  

Click or tap here to enter text.

Click or tap here to enter text.
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and

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

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

Please provide reasoning why not:

Click or tap here to enter text.

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

No(Press tab after selecting)

Click or tap here to enter text.

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

No(Press tab after selecting)



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**File #: 250674**

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### ORDINANCE NO. 250674

Sponsor: Director of City Planning and Development Department

Rezoning an area of approximately 30 acres generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway from Districts B3-2 and R-2.5 to District R-2.5 and approving a development plan which also serves as a preliminary plat allowing for 177-unit cottage house development on one lot. (CD-CPC-2025-00077 and CD-CPC-2025-00076)

#### 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-1499, rezoning an area of approximately 30 acres generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway from Districts B3-2 (Community Business) and R-2.5 (Residential 2.5) to District R-2.5 (Residential 2.5), said section to read as follows:

Section 88-20A-1499. That an area legally described as:

A tract of land in the Northeast Quarter of Section 25, Township 52 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092 as follows: Beginning at the Southwest Quarter of Lot 1, Benton House of Staley Hills, a subdivision of land in said Kansas City, recorded as Document No. 2016043280, in Book H, at page 176.4; thence South 89°25'00" East, on the south line of said Lot 1 and Tract A, said Benton House of Staley Hills, 608.35 feet to the southeast corner of said Tract A; thence North 00°35'00" East, on the east line of said Tract A, 240.00 feet; thence North 07°41'20" West, on the east line of said Tract A, 125.46 feet to the northeast corner thereof, also being a point on the westerly right of way line of N. Euclid Avenue, as established by said Benton House of Staley Hills; thence North 55°28'56" East, on the southerly line of said N. Euclid Avenue and the northerly line of Tract D, said Benton House of Staley Hills, 220.86 feet; thence South 44°47'03" East, on the westerly line of said Tract D, 103.19 feet; thence North 83°15'29" East, on the westerly line of said Tract D, 25.39 feet; thence South 44°47'03" East, on the westerly line of said Tract D, 207.31 feet; thence South 24°29'25" East, on the westerly line of said Tract D, 101.80 feet; thence South 34°38'55" East, on the westerly line of said Tract D, 115.44 feet; thence South

71°02'35" East, on the westerly line of said Tract D, 75.30 feet; thence North 63°23'35" East, on the southeasterly line of said Tract D, 119.14 feet to the westerly line of Tract A, Staley Hills - First Plat, a subdivision of land in said Kansas City, recorded as Document No. 2005044944, in Book F, at page 198; thence South 26°36'25" East, on the westerly line of said Tract A, 242.38 feet; thence South 34°12'55" West, on the westerly line of said Tract A, 272.37 feet; thence South 26°36'25" East, on the westerly line of said Tract A, 350.92 feet to an angle point on the northerly line of Tract A, Staley Hills - Ninth Plat, a subdivision of land in said Kansas City, recorded as Document No. 2019031803, in Book I, at page 80.3; thence South 46°34'42" West, on the northerly line of said Tract A, 171.74 feet; thence North 66°47'08" West, on the northerly line of said Tract A, 340.28 feet; thence South 23°12'52" West, on the westerly line of said Tract A, and westerly line of Lot 18, said Staley Hills - Ninth Plat, 250.13 feet to a point on the northerly right of way line of N.E. Shoal Creek Parkway as establish by Document No. 2008018527, in Book 5980, at page 34; thence westerly on said northerly right of way line on a curve to the left having an initial tangent bearing of North 71°39'02" West with a radius of 2,812.00 feet, a central angle of 09°08'18" and an arc distance of 448.50 feet to a point on the northerly right of way line of said N.E. Shoal Creek Parkway as established by the Missouri Special Warranty Deed, recorded as Document No. 2022009482, in Book 9327, at page 144; thence on said northerly line, on a line non-tangent to said curve, North 89°38'19" West, a distance of 128.34 feet; thence westerly, on said northerly line, on a curve to the left having an initial tangent bearing of South 84°59'16" West with a radius of 1,857.92 feet, a central angle of 03°06'34" and an arc distance of 100.83 feet; thence on said northerly line, on a line non-tangent to said curve, South 85°17'16" West, a distance of 32.51 feet; thence North 87°39'13" West, on said northerly line, 164.97 feet; thence North 83°34'51" West, on said northerly line, 6.42 feet; thence northwesterly on said northerly line, on a curve to the right being tangent to the last described course with a radius of 36.00 feet, a central angle of 43°28'52" and an arc distance of 27.32 feet; thence on said northerly line, on a line non-tangent to said curve, North 40°05'56" West, a distance of 10.60 feet; thence northwesterly on said northerly line, on a curve to the right being tangent to the last described course with a radius of 76.00 feet, a central angle of 30°45'32" and an arc distance of 40.80 feet; thence continuing on said Document No. 2022009482, now being the easterly right of way line of Maplewoods Parkway (N. Woodland Avenue), on a line non-tangent to said curve, North 09°20'30" West, a distance of 48.55 feet; thence northerly on said easterly line, on a curve to the right being tangent to the last described course with a radius of 68.00 feet, a central angle of 13°49'37" and an arc distance of 16.41 feet; thence on said easterly line, on a line non-tangent to said curve, North 04°29'04" East, a distance of 13.72 feet; thence North 06°15'39" East, on said easterly line, 29.51 feet; thence North 08°02'13" East, on said easterly line, 168.78 feet; thence northerly on said easterly line, on a curve to the left being tangent to the last described course with a radius of 1,037.33 feet, a central angle of 07°27'13" and an arc distance of 134.95 feet to a point on the easterly right of way line of said Maplewoods Parkway (N. Woodland Avenue) as established by aforesaid

Document No. 2008018527, in Book 5980, at page 34; thence North 00°35'00" East, on said easterly right of way line as established by said Document No. 2008018527 and by Document No. 2022009477, in Book 9327 at page 139, 295.35 feet to the point of beginning. Containing 1,230,708 square feet or 28.253 acres, more or less.

is hereby rezoned from Districts B3-2 (Community Business) and R-2.5 (Residential 2.5) to District R-2.5 (Residential 2.5), all as shown outlined on a map marked Section 88-20A-1499, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
3. Prior to submittal of a final plat for the initial phase of the development, the applicant must submit a street name plan for the entire development and obtain approval from the Street Name Committee. Any subsequent amendments to the approved plan may, at the discretion of the Director of City Planning and Development, require submission and approval of a revised street name plan.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
5. The developer shall secure approval of a project plan from the City Plan Commission for all private open spaces tracts prior to a building permit.
6. Prior to recording the final plat the developer shall upload and secure approval of a street tree planting plan from the City Forester.
7. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.



8. The developer shall obtain a variance to the setback required by 88-323-03-A or revise the development plan to meet the R-2.5 district setback prior to issuance of a building permit.
9. One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018: § D107.1)
10. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. (IFC-2018 503.1.1) (The cottage style homes shall not interfere with the 150 ft reach.)
11. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
12. 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)
13. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
14. Required Fire Department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
15. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)
16. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
17. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)
18. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

19. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
20. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
21. The developer shall provide fire lane signage on fire access drives. With the density of the project emergency access shall not be impeded by parking on the streets.
22. Dumpster screening plans need to be submitted and reviewed with the project plan. The dumpster screening should have one side elevated 6"-1' off the ground, or a convex mirror should be added to the area to remove the areas of concealment created by the screenings. This will increase safety to the area.
23. The developer shall submit a letter to the Parks and Recreation Department from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a Parks and Recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
24. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to release of final plat.
25. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park the developer and/or their representative shall obtain a Parks and Recreation permit for storage and restoration within a park or a Parks and Recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.
26. The developer shall submit plans to Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and

street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per the Parks and Recreation Department standards.

27. N.E. Shoal Creek Parkway and Maplewoods Parkway are both classified as parkways creating a development node; therefore, any new developments, façade changes, or additions as listed in the applicability section of 88-323-01-A, shall comply with the parkway and boulevard standards with regards to development nodes or obtain a variance from the Board of Zoning Adjustments prior to obtaining a building permit.
28. Trails to be credited towards satisfying the parkland dedication requirements shall be a minimum width of 7', constructed of concrete, and meet the construction standards of the Parks and Recreation Department.
29. 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.
30. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
31. 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.
32. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
33. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
34. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.

35. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
36. The developer shall submit water main extension plans for a new public fire hydrant along the south side of Shoal Creek Parkway. The plans shall be reviewed and under contract (permit) prior to building permit issuance and prior to final plat recording.
37. 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.
38. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
39. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
40. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
41. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.
42. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
43. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.

44. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Kansas City Water Services Department, prior to issuance of any stream buffer permits.
45. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
46. The developer shall provide covenants to maintain private storm sewer mains acceptable to the Kansas City Water Services Department for any private storm sewer mains prior to the issuance of any building permits.
47. The developer shall provide covenants to maintain private water mains acceptable to the Kansas City Water Services Department for any private water mains prior to the issuance of any building permits.
48. The developer shall provide covenants to maintain private sanitary sewer mains acceptable to the Kansas City Water Services Department for any private sanitary sewer mains prior to the issuance of any building permits.
49. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and the developer shall secure permits to construct any improvements as required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.

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

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

..end

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

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Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250674

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

### Executive Summary

*Sponsor: Director of City Planning and Development Department*

Approving the rezoning of an area of approximately 30 acres generally located at the northeast corner of NE Shoal Creek Parkway and Maplewoods Parkway from Districts B3-2 and R-2.5 to District R-2.5, and approving a development plan which also serves as a preliminary plat allowing for 177-unit cottage house development on one lot. (CD-CPC-2025-00077 & CD-CPC-2025-00076)

### Discussion

This rezoning and development plan seeks to provide for 177-unit cottage house ( detached) development on one lot.

City Staff Recommended approval.

The CPC Recommends 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 a zoning ordinance authorizing subdivision of subject property/physical development of subject property/allowed uses on subject property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing subdivision of subject property/physical development of subject property/allowed uses on subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable as this is a zoning ordinance authorizing subdivision of subject property/physical development of subject property/allowed uses on subject property.

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

Not applicable as this is a zoning ordinance authorizing subdivision of subject property/physical development of subject property/allowed uses on subject property.

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

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

Additional Discussion (if needed)  
This 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

None



## Service Level Impacts

Minimal impact anticipated.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on July 9, 2025. See attached summary as part of the staff report.
2. How have those groups been engaged and involved in the development of this ordinance?  
This ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on July 9, 2025. See attached summary as part of the staff report.
3. How does this legislation contribute to a sustainable Kansas City?  
City Planning and Development Staff evaluated this against the following sustainability goals/objectives in The KC Spirit Playbook:
  - Healthy Environmental Systems: We will promote and value the health of our environmental and natural systems and protect them from degradation.
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)