



## **Agenda**

### **Neighborhood Planning and Development Committee**

Lee Barnes Jr., Chair  
Andrea Bough, Vice Chair  
Dan Fowler  
Brandon Ellington  
Teresa Loar

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**Wednesday, January 25, 2023**

**1:30 PM**

**26th Floor, Council Chamber**

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**<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\*\*\***

#### **Director of Health**

**[230044](#)**

Sponsor: Director of the Health Department

Approving a \$600,000.00 contract, using previously appropriated funds, with Mattie Rhodes Center to assemble a Hispanic Outreach Team in the Kansas City area; and authorizing the Director of Health to extend the term of the contract or increase the total contract dollar amount upon need and appropriation without further Council approval.

**Attachments:** [Hispanic Outreach Team Contract FY23 - Docket Memo](#)

**Bunch and Shields**

[230046](#)

Sponsor: Councilmember(s) Katheryn Shields and Eric Bunch

Limiting for a period of twenty (20) years the use, character, and location of buildings and other improvements in a portion of Coleman Highlands, a subdivision in Kansas City, Missouri; creating a benefit district; providing for the bringing of condemnation proceedings and the assessment of payment of damages; describing the method for initiating the repeal of this ordinance; and establishing a delayed effective date.

**Attachments:** [No Fact Sheet](#)

**Fowler**

[230055](#)

Sponsor: Councilmember Dan Fowler

Approving a development plan in District B2-2 and R-6 on about 36.5 acres generally located at the northeast corner of N.W. Shoal Creek Parkway and Missouri Highway 169 (2 N.W. Shoal Creek Parkway) to allow for residential development. (CD-CPC-2022-00196)

**Attachments:** [No Fact Sheet](#)

**Robinson and Ellington**

[230056](#)

Sponsor: Councilmember(s) Melissa Robinson, Brandon Ellington and Eric Bunch

Directing the City Manager to develop and implement a plan for Kansas City's Opportunity Agenda; and to present the plan to the City Council within forty-five days.

**Attachments:** [No Fact Sheet](#)

HELD IN COMMITTEE

**Shields and Bunch**

[221085](#)

Sponsors: Councilmembers Katheryn Shields and Eric Bunch

RESOLUTION - Determining the compliance of the Union Hill "353" Redevelopment Project located south of Union Cemetery, and north of E. 31st Street, between Main Street on the west and Gillham Road on the east, and authorizing issuance of a Certificate of Completion to the Phoenix Redevelopment Corporation for the Union Hill Redevelopment Project.

**Attachments:** [No Fact Sheet - Resolution](#)

ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Neighborhood Planning and Development Committee issues.
2. Closed Session
  - Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
  - Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
  - Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
  - Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
  - Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
  - Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
  - Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.
3. Those who wish to comment on proposed ordinances can email written testimony to [public.testimony@kcmo.org](mailto:public.testimony@kcmo.org). Comments received will be distributed to the committee and added to the public record by the clerk.

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

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

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



**File #:** 230044

ORDINANCE NO. 230044

Sponsor: Director of the Health Department

Approving a \$600,000.00 contract, using previously appropriated funds, with Mattie Rhodes Center to assemble a Hispanic Outreach Team in the Kansas City area; and authorizing the Director of Health to extend the term of the contract or increase the total contract dollar amount upon need and appropriation without further Council approval.

WHEREAS, within the U.S. Bureau of Justice Assistance’s grant, accepted and approved in Ordinance No. 220933, the Health Department’s Aim4Peace Program will support the implementation of two Community Based Violence Intervention and Prevention Initiative (CVIPI) Neighborhood Outreach Teams in the East Patrol Division; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a \$600,000.00 contract with Mattie Rhodes Center to assemble a Hispanic Outreach Team as part of the Health Department’s Aim4Peace Community Based Violence Intervention and Prevention Initiative for the contract period of February 1, 2023 to September 30, 2025, to be paid from funds previously appropriated in Account No. 23-2480-505082-G50508225. A copy of the contract, in substantial form, is on file with the Director.

Section 2. That the Director is hereby authorized to extend the term of this contract without further Council approval and that the Director is also hereby authorized to amend this contract to increase or decrease the total contract dollar amount contingent upon the need and availability of appropriated funds.

..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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Tammy L. Queen  
Director of Finance

Approved as to form:

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Joseph Guarino  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Health

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

### Executive Summary

Approving a \$600,000.00 contract with Mattie Rhodes Center to assemble a Hispanic Outreach Team in the Kansas City area; and authorizing the Director of Health to extend the term of the contract or increase the total contract dollar amount upon need and appropriation without further Council approval.

### Discussion

The City of Kansas City, Missouri (KCMO) Health Department’s Aim4Peace Program (A4P) has been awarded a grant from the U.S. Bureau of Justice Assistance (BJA) to provide funding to implement the Cure Violence model in Kansas City, MO. 30% of the overall grant budget is allocated within the grant award to support the implementation of two Community Based Violence Intervention and Prevention Initiative (CVIPI) Neighborhood Outreach Teams in the East Patrol Division.

This contract is with the Mattie Rhodes Center to assemble a Hispanic response team to support the program. Outcomes with primary activities include: strengthening the existing multidisciplinary team, conducting a new needs assessment to compliment the 2020 Blueprint, creation of a new Violence Reduction Strategic Plan, participating in all trainings, technical assistance and evaluation required by the BJA, developing a sustainability plan with the CVIPI partnering team, and ultimately, preventing and reducing violent crime.

### 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?

Encumbers \$600,000.00 of grant funds.

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



# City of Kansas City, Missouri

## Docket Memo

All funds will be encumbered this fiscal year and remaining fund will roll forward into next fiscal year. Expenses will be incurred next fiscal year.

- 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

### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Public Safety (Press tab after selecting.)

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

- [x] Reduce violent crime among all age groups, placing an emphasis on young offenders
[] Evaluate and identify areas of opportunity in the emergency response delivery system to ensure the best possible patient outcome
[] Improve the diversity of employee recruitment, succession planning, and retention in the Police and Fire Departments
[] Increase effectiveness and efficiencies of operations at Municipal Court and work to achieve the best possible outcomes for those served
[]
[]



# City of Kansas City, Missouri

## Docket Memo

### Prior Legislation

220933 - Accepting and approving a \$2,000,000.00 grant with the US Bureau of Justice Assistance that provides funding to implement the Cure Violence model in Kansas City, MO

### Service Level Impacts

KPIs

80% Percent of Aim4Peace (street conflict) mediations are resolved.

80% Percent of community service activities supported by Aim4Peace in the target neighborhoods.

### Other Impacts

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

This contract will focus on reducing violence amongst the hispanic population by providing alternatives to violence and support with the implementation of the Aim4Peace/Cure Violence Model.

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

An RFP was issued by the Health Department to find a Hispanic-Serving Organization to assist in creating an Hispanic Outreach Team. The strongest proposal was selected to meet the needs of the Hispanic community.

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

This contract allows for community partners to offer alternatives, in conjunction with the Aim4Peace Program, to violence. It will also provide case management services to those who find themselves impacted by violence.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

N/A

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

N/A





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**File #: 230046**

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ORDINANCE NO. 230046

Sponsor: Councilmember(s) Katheryn Shields and Eric Bunch

Limiting for a period of twenty (20) years the use, character, and location of buildings and other improvements in a portion of Coleman Highlands, a subdivision in Kansas City, Missouri; creating a benefit district; providing for the bringing of condemnation proceedings and the assessment of payment of damages; describing the method for initiating the repeal of this ordinance; and establishing a delayed effective date.

WHEREAS, Coleman Highlands is a subdivision in Kansas City, Jackson County, State of Missouri, described as follows:

A subdivision of the west half of the Southeast Quarter of Section 18, Township 49, Range 33, the plat of which was filed in the office of the Recorder of Jackson County, Missouri, August 19, 1907; and

WHEREAS, on September 25, 1908, building restrictions limiting use of property to detached residences were placed upon each and every lot in said Coleman Highlands, which restrictions were to expire on July 1, 1923; and

WHEREAS, Kansas City, Missouri, by Ordinance No. 45416 approved May 22, 1923, imposed for a period of twenty (20) years restrictions which did not permit the erection of any building except detached residences and outbuildings usually appurtenant thereto; and

WHEREAS, pursuant to the terms of Committee Substitute for Ordinance No. 7696, passed May 10, 1943, said area was restricted for a period of twenty (20) years in substantially the same manner as provided in this ordinance; and

WHEREAS, pursuant to the terms of Committee Substitute for Ordinance No. 28961, passed December 6, 1963, said area was again restricted for a period of twenty (20) years in substantially the same manner as is provided in this ordinance; and

WHEREAS, pursuant to the terms of Ordinance No. 54760, as amended, effective December 6, 1983, said area was again restricted for a period of twenty (20) years in substantially the same manner as provided in this ordinance; and

WHEREAS, pursuant to the terms of Ordinance No. 030221, effective December 6, 2003, said area was again restricted for a period of twenty (20) years in substantially the same manner as provided in this ordinance; and

WHEREAS, all the buildings on the various streets in said Coleman Highlands are used exclusively for residential purposes and the overwhelming sentiment and belief of the property owners immediately interested, and all citizens who desire to make Kansas City a good place in which to live, and of the Council are that the enactment and enforcement of this ordinance will enhance and stabilize the value and utility of each and every piece of property within the district herein described and will maintain property values for the purposes of public taxation and will promote the health and welfare of the City, as well as add to the beautification of the City and of said Coleman Highlands Addition; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That from and after the effective date of this ordinance and for a period of twenty (20) years thereafter, the lots, tracts, and parcels of land in Coleman Highlands, a subdivision in Kansas City, Jackson County, Missouri, and described as follows:

A subdivision of the west half of the Southeast Quarter of Section 18, Township 49, Range 33, the plat of which was filed in the office of the Recorder of Jackson County, Missouri, August 19, 1907; except Lot 89, Lots 223 to 237, both inclusive, Lots 239 to 244, both inclusive, the north 25 feet of Lot 245, and all of Lot 311, shall be restricted in the use in the following respects:

No house or buildings, other than single detached residences, each for the use of one family only, or for purposes that are incidental or appurtenant to residential uses, shall be constructed or used in whole or in part on any lot or any portion of a lot in said subdivision, and no such building shall be constructed on any tract of ground having a ground area of less than 6,000 square feet appurtenant thereto, and no buildings shall be built closer to the street line than the building line already established by users in said Coleman Highlands. No billboards shall be erected, maintained, or used during that period within the said district. No gasoline tank or gasoline tanks used in connection with each other, having a capacity of more than one hundred gallons, shall be placed at one locality within the said district during said period, nor shall any gasoline filling station be erected or maintained within said district during said period.

Section 2. Inasmuch as the owners of property within the said district described in Section 1 hereof may claim that the enactment and enforcement of this ordinance will take or damage their properties for public use, all rights of the owners to use any of said private property within the district described in Section 1 hereof, contrary to the provisions of this ordinance, are hereby taken and condemned for public use, and just compensation and damages shall be assessed and paid for the taking of such property rights, all in the manner provided by Chapter 523, RSMo., or as otherwise provided by law. Condemnation proceedings shall be begun in the Circuit Court of Jackson County in the first instance and prosecuted to final determination to ascertain and determine the compensation and damages, if any, which the several properties and

the owners thereof, respectively, within the said district may sustain by reason of the enactment and enforcement of this ordinance, and for the assessment of benefits.

Section 3. The private property rights to be taken and condemned as aforesaid shall be paid for as provided in Chapter 523, RSMo.

Section 4. The Council determines and prescribes the limits within which private property shall be deemed benefitted by the improvements herein proposed and may be assessed and charged to pay compensation and damages therefor as follows:

All of the area within Coleman Highlands, a subdivision of the west half of the Southeast Quarter of Section 18, Township 49 North, Range 33 West, according to the recorded plat thereof filed in the office of the Recorder of Jackson County, Missouri, August 19, 1907; except Lot 89, Lots 223 to 237, both inclusive, Lots 239 to 244, both inclusive, the north 25 feet of Lot 245, and all of Lot 311.

Section 5. This ordinance may be repealed and shall only be repealed within said period of twenty (20) years upon the petition of a majority of the owners of private property abutting upon the streets and boulevards within said benefit district, and who shall be the owners of a majority of the front feet of private property abutting upon said streets and boulevards in the benefit district hereinabove stated; and such petition or petitions may be directed to the Council of Kansas City and it is hereby constituted as the sole authority to determine the sufficiency of such a petition or petitions.

Section 6. This ordinance shall be in effect notwithstanding any provision of Ordinance No. 45608, approved June 4, 1923, as amended known as the Zoning Ordinance, and during the period while this ordinance is in effect, the restrictions provided in this ordinance may not be set aside under any provisions of the Zoning Ordinance, or any amendments thereto, including Chapter 88 of the Code of Ordinances.

Section 7. This Ordinance shall take effect December 6, 2023.

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Approved as to form:

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Abigail Judah  
Assistant City Attorney

**No Fact Sheet  
Provided for  
Ordinance No.**

**230046**



**File #: 230055**

ORDINANCE NO. 230055

Sponsor: Councilmember Dan Fowler

Approving a development plan in District B2-2 and R-6 on about 36.5 acres generally located at the northeast corner of N.W. Shoal Creek Parkway and Missouri Highway 169 (2 N.W. Shoal Creek Parkway) to allow for residential development. (CD-CPC-2022-00196)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B2-2 (Neighborhood Business) and R-6 (Residential) on an approximately 36.5 acre tract of land generally located at the northeast corner of N.W. Shoal Creek Parkway and Missouri Highway 169 (2 N.W. Shoal Creek Parkway), legally described as:

Prt NW 1/4 Sec 26-52-33 & prt tr a Havenwood 1st Add beg sw cor Lot 26 Havenwood 1st Add th w alg n li NE 108th St 60 ft th n 477.02 ft th nwly 395.38 ft alg s li of strth cont nwly 417.95 ft th w 1250 ft th sely 2042 ft th sely 815 ft th 395 ft sely th n 220 ft th e 60 ft th s 15 ft th e 60 ft th s 15 ft th nely 210.08 ft th e 141.28 ft to pob.

is hereby approved, 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 and street trees required of the approved plan have been installed in accordance with the plans and are healthy prior to issuance of a final certificate of occupancy.
2. The City Council hereby grants the following deviations:
  - (a) a deviation to the side yard setback requirements to permit a 7 foot side yard setback for Lots 26 – 50; and
  - (b) a deviation to the front and rear yard setback requirements to permit a 25 foot front and rear yard setback for Lots 1 – 24.
3. 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.

4. The developer shall submit covenants, conditions and restrictions to the Land Development Division 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.
5. 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.
6. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division 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.
7. 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.
8. 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.
9. The developer shall submit a detailed micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current approved macro study on file with the City and with current adopted standards in effect at the time of submission, including water quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site and the developer shall construct any other improvements as required by the Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
10. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
11. The developer shall design and construct all interior public streets to City standards as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.

12. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
13. 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)
14. Fire hydrant distribution shall follow IFC-2018 Table C102.1 and 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 -2013 § 8.7.2)
15. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3). Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5). Required Fire Department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
16. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
17. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
18. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1 and NFPA1221)
19. The developer shall comply with the boulevard and parkway standards adjacent to N.W. Shoal Creek Parkway except as provided in Condition No. 25.
20. The developer shall submit a streetscape plan with a street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way
21. Any open space that is to serve in satisfying the parkland dedication areas shall be platted into an open space tract and reserved for recreational use. The developer shall submit a final plan for the private open space tracts prior to recording the final plat, detailing the recreational amenities proposed within each Private Open Space Tract serving to satisfy the parkland dedication requirements.

22. 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 or issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
23. As indicated on the plans, the developer shall pay money in lieu for remaining balance based on 2023 rates in satisfying the parkland dedication requirements. Fees shall be paid prior to a certificate of occupancy or final plat, whichever occurs first.
24. 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. This applies to improvements along N.W. Shoal Creek Parkway.
25. Per 88-323-03-A(5) one and two unit residential structures may back onto a parkway, with the following requirements:
  - (a) A 30 feet rear yard setback per 88-110; and
  - (b) a 60 feet "no build" landscape buffer to be platted as a tract, of which: i. the first 30 feet of the landscape buffer tract, adjacent to the parkway right-of-way, shall be a parkway landscape easement.

The developer shall comply with this requirement unless a variance is approved by the Board of Zoning Adjustment.

26. The developer is 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 2023 acquisition rate. This requirement shall be satisfied prior to recording the final plat, or prior to a certificate of occupancy, whichever comes first.



27. Water/sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
28. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
29. The developer shall submit water main extension drawings for a water main prepared by a registered professional engineer in Missouri to the main extension desk for review prior to a certificate of occupancy.
30. The developer shall grant on City approved forms a stream buffer easement to the City as required by Chapter 88 and the Land Development Division prior to issuance of any stream buffer permits.
31. The developer shall submit a final stream buffer plan to the Land Development Division 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 Section 88-415 requirements.
32. The following note shall be provided on both the final plat and development plan regarding the private sanitary service lines that serve multiple units on one lot: "No single unit within a duplex, fourplex, or townhome can ever be sold individually".

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

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

..end

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

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Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney

**No Fact Sheet  
Provided for  
Ordinance No.**

**230055**



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**File #: 230056**

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RESOLUTION NO. 230056

Sponsor: Councilmember(s) Melissa Robinson, Brandon Ellington and Eric Bunch

Directing the City Manager to develop and implement a plan for Kansas City's Opportunity Agenda; and to present the plan to the City Council within forty-five days.

WHEREAS, Kansas City's "Opportunity Agenda" is designed to ensure economic mobility for residents and continue economic development which is thriving within historically redlined communities; and

WHEREAS, the purpose of the "Opportunity Agenda" is to ensure economic mobility for residents and continue economic development which is thriving within historically redlined communities, NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby directed to develop and implement a plan for Kansas City's Opportunity Agenda which shall include the following:

- Partner with the City's Land Bank to provide an economic base for residents and neighborhoods;
- Maximize and enhance Community Benefits Agreements with financial institutions to increase access to capital for small business and home ownership;
- Collaborate with local trade organizations and workforce development agencies to ensure all high schoolers not entering college have access to living wage employment immediately following high school graduation;
- Build and execute a robust blight and trash remediation program with neighborhood oversight;
- Collaborate with public-school systems including K-12, Community Colleges and the University of Missouri-Kansas City to ensure they are adequately resourced to educate students who are experiencing opportunity gaps;
- Connect households to broadband and support families who are utility burdened; and

- Collaborate with local developers to attract jobs, services and attainable housing.

Section 2. That the City Manager is hereby directed to present the plan, within forty-five (45) days of the passage of this resolution.

..end

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**No Fact Sheet  
Provided for  
Ordinance No.**

**230056**



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**File #: 221085**

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RESOLUTION NO. 221085

Sponsors: Councilmembers Katheryn Shields and Eric Bunch

RESOLUTION - Determining the compliance of the Union Hill “353” Redevelopment Project located south of Union Cemetery, and north of E. 31st Street, between Main Street on the west and Gillham Road on the east, and authorizing issuance of a Certificate of Completion to the Phoenix Redevelopment Corporation for the Union Hill Redevelopment Project.

WHEREAS, the City Council passed Ordinance No. 52129 on November 20, 1980, which approved the development plan submitted by Union Hill Redevelopment Corporation (“UHRC”) for the redevelopment of that area generally located south of Union Cemetery, and north of E. 31st Street, between Main Street on the west and Gillham Road on the east; and

WHEREAS, on December 16, 1980 the UHRC was designated as the Developer of the Union Hill Redevelopment Plan (the “Plan”); and

WHEREAS, UHRC amended the Plan three times, October 20, 1983 by Ordinance No. 55680, November 21, 1985 by Ordinance No. 58712, and May 1, 1987 by Ordinance No. 60879; and

WHEREAS, UHRC assigned that portion of the Plan known as “The Residence Inn Tract,” which was approved by Ordinance No. 61307, passed August 6, 1987; and

WHEREAS, UHRC assigned the remaining interest in rights under the Plan to the Phoenix Redevelopment Corporation (“Phoenix”), which was approved by Ordinance No. 61877, as amended, passed December 17, 1987; and

WHEREAS, Phoenix’s Amended and Restated Plan was approved by Ordinance No. 63243, passed November 3, 1988; and

WHEREAS, on January 6, 1989 Phoenix and the City entered into the Fourth Supplemental Contract designating Phoenix as the manager of the Amended and Restated Plan; and

WHEREAS, Phoenix submitted its First Amendment to the Amended and Restated Plan September 27, 1999, which was approved March 27, 2003 by Ordinance No. 030254; and

WHEREAS, on March 27, 2003 the City also approved a District URD Plan for approximately 52 acres that included the Union Hill Redevelopment Plan area; and

WHEREAS, on April 24, 2013 the City Planning and Development Department administratively approved an amendment to the URD Plan and the Amended 353 Plan for “The Founders Phase II” including 2980 Gillham (McGee Bldg.), 3000 Gillham (Campbell Bldg.), 3020 Gillham (McCoy Bldg.), 230 E. 30th Street (Taylor Bldg.), 300 E. 30th Street (Ragan Bldg.), 109 E. 30th Street, 111 E. 30th Street, 114 E. 30th Street., 3010 McGee Street, 3012 McGee Street, 3014 McGee Street, 3005 McGee Street, 3015 McGee Street, 3017 McGee Street, 3019 McGee Street, 3021 McGee Street, 3008 DeGroff Way, 3012 DeGroff Way; and

WHEREAS, Phoenix has requested a Certificate of Completion for Phoenix’s Amended and Restated Plan for the project area, pursuant to Section 36.11(d) of the Code of Ordinances in effect at all times the Plan was adopted and amended; and

WHEREAS, the project proposed the redevelopment of real property within the Union Hill Amended and Restated Redevelopment Plan (“Amended Plan”) in three phases, each with a separate time for completion of construction, as set forth in the Amended Plan; and

WHEREAS, Phoenix’s Robert Frye, who has planned, designed and managed Phoenix’s project since 1988, has certified that the improvements have been completed in compliance with the approved Amended Plan; and

WHEREAS, on \_\_\_\_\_, the City Plan Commission reviewed the Amended Plan and determined that the construction proposed by the Amended Plan for the Union Hill Redevelopment Project has been substantially accomplished and has recommended the City Council authorize the issuance of a Certificate of Full Completion to Phoenix Redevelopment Corporation for the project; NOW, THEREFORE,

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

Section A. That the Council finds and determines that the projects proposed by the Amended Union Hill Redevelopment Plan have been completed and that the construction follows the Amended Plan.

Section B. That the Council hereby authorizes the Director of the Department of City Development to issue a Certificate of Full Completion to Phoenix Redevelopment Corporation pursuant to the terms and conditions of the development plan and redevelopment contract and pursuant to Section 36.11(d), Code of Ordinances of the City of Kansas City, Missouri, for the project known as the Union Hill Redevelopment Project.

..end



**No Fact Sheet  
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Resolution No.**

**221085**