



Agenda

Neighborhood Planning and Development Committee

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

Wednesday, May 18, 2022

1:30 PM

26th Floor, Council Chamber

<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>

Beginning of Consent(s)

[220407](#)

Approving the plat of Jamestown Square Apartments, an addition in Jackson County, Missouri, on approximately 2.972 acres generally located at the S.E. corner of W. 39th Street and State Line Road, creating 3 lots for the purpose of a 223 unit multi-family development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00060)

Attachments: [2021-00060 Ordinance Fact Sheet](#)

220408 Approving the plat of Villas At Tiffany Springs, an addition in Platte County, Missouri, on approximately 8.27 acres generally located at the east side of N. Green Hills Road in between N.W. Old Stagecoach Road to the north and N. Tiffany Springs Road to the south, creating 26 lots and 5 tracts for the purpose of a 26 lot single family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00022)

Attachments: [2021-00022 Ordinance Fact Sheet](#)

220409 Approving the plat of Bodhi at Seven Oaks, an addition in Jackson County, Missouri, on approximately 4.00 acres generally located at the northwest corner of E. 39th Street and Jackson Avenue, creating 2 lots and 1 tract for the purpose of a 53 unit multi-family development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2022-00010)

Attachments: [2020-00010 Ordinance Fact Sheet](#)

220410 Approving the plat of Crescendo, an addition in Jackson County, Missouri, on approximately 2.269 acres generally located on the west side of Highland Ave from E. 24th Street to E. 25th Street, creating 2 lots and 1 tract for the purpose of a 2 lot multi-family home subdivision; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00062)

Attachments: [2021-00062 Ordinance Fact Sheet](#)

220411 Approving the plat of Cadence Detention Plat, an addition in Platte County, Missouri, on approximately 2.86 acres generally located on the east side of North Platte Purchase Drive approximately 2000 feet north of N.W. Tiffany Springs Road, creating 1 tract for the purpose of detention and water quality BMPs; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00063)

Attachments: [2021-00063 Ordinance Fact Sheet](#)

[220434](#) Approving the plat of Prather Estates, an addition in Clay County, Missouri, on approximately 2 acres generally located at on the north side of N.E. 39th Street between N.E. Prather Road on the east and N. Garfield Avenue on the west, creating 5 lots and 1 tract for the purpose of a 5 lot single family home subdivision; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2019-00028)

Attachments: [2019-00028 Ordinance Fact Sheet](#)

[220435](#) Approving the plat of Highland Ridge Third Plat, an addition in Clay County, Missouri, on approximately 23.61 acres generally located at 150 feet south of the intersection of N.E. 88th Street and N. Elmwood Drive, creating 44 lots and 3 tracts for the purpose of a 44 lot single family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2022-00015)

Attachments: [2022-00015 Ordinance Fact Sheet](#)

[220436](#) Approving the plat of BB North Oak, an addition in Clay County, Missouri, on approximately 7.20 acres generally located at the northwest corner of N. Oak Trafficway and N.E. 97th Street, creating 5 lots and 1 tract for the purpose of a 5 lot commercial subdivision; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2022-00019)

Attachments: [2022-00019 Ordinance Fact Sheet](#)

[220437](#) Approving the plat of Prospect Summit Homes, an addition in Jackson County, Missouri, on approximately 2.478 acres generally located at the south of E. 22nd/E. 23rd Street, North of E. 23rd Street bounded by Olive Street to the West and Prospect Avenue to the East, creating 1 lot and 2 tracts for the purpose of a 23 unit multi-family development; accepting various easements;; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2019-00018)

Attachments: [2019-00018 Ordinance Fact Sheet](#)

End of Consent(s)

[220419](#) Rezoning an area of about 22.33 acres generally located by N.W. 87th Terrace on the south, N. Platte Purchase Drive on the east, Missouri 152 on the north from Districts R-7.5 and AG-R to District R-1.5, and approving a development plan that will also serve as a preliminary plat to create one lot and four tracts for multi-family residential uses containing 341 units. (CD-CPC-2022-00045)

Attachments: [Fact Sheet Rezoning](#)

[220420](#) Approving a development plan and a preliminary plat in District B3-2 on about 19.5 acres generally located at N.W. Englewood Road and N. Mercier Drive for multi-family residential uses containing 304 units. (CD-CPC-2022-00044)

Attachments: [Fact Sheet](#)

[220421](#) Vacating the northernmost 114 feet of street right-of-way generally located to the north of N.E. Barry Road in between N. Indiana Avenue to the east and N. Kansas Place to the west; and directing the City Clerk to record certain documents. (CD-ROW-2022-00010)

Attachments: [Fact Sheet CD-ROW-2022-00010.docx](#)

[220424](#) Accepting and approving a grant award for a total amount of \$607,200.00 from the Missouri Department of Health and Senior Services to assist with education, surveillance, referrals to programs and resources in an effort to mitigate COVID-19 and help control risk factors for severe disease; estimating and appropriating \$607,200.00 in the Health Grants Fund; designating requisitioning authority; and authorizing an accelerated effective date.

Attachments: [ELC Community Health Worker Initiative FY23 - Fact Sheet](#)
[ELC Community Health Worker Initiative FY23 - Fiscal Note](#)
[ELC Community Health Worker Initiative FY23 - Budget](#)

[220425](#) Reducing an appropriation in the amount of \$783,266.00 in the Central City Economic Development Sales Tax Fund; appropriating \$783,266.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with GEM Theater Cultural and Performing Arts Center, Inc in the amount of \$783,266.00 for the purpose of constructing an affordable housing development located at 2033 Vine Street. ****This item will be held for 1 week.****

Attachments: [FACT SHEET - 21 Vine Live Work Townhomes](#)
[FISCAL NOTE 21 VINE](#)
[Approp Admin - TMP - 1794](#)

[220426](#) Reducing an appropriation in the amount of \$1,500,000.00 in the Central City Economic Development Sales Tax Fund; appropriating \$1,500,000.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Ivanhoe Neighborhood Council in the amount of \$1,500,000.00 for the purpose of constructing a transitional housing development located at 2005 East 35th Street. ****This item will be held for 1 week.****

Attachments: [FACT SHEET - Heroes Home Gate Transitional Home Expansion](#)
[FISCAL NOTE HHG](#)

[220427](#) Reducing an appropriation in the amount of \$545,000.00 in the Central City Economic Development Sales Tax Fund; appropriating \$545,000.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Ivanhoe Neighborhood Council in the amount of \$545,000.00 for the purpose of rehabilitation of existing homes including administrative fees and liaison expenses. ****This item will be held for 1 week.****

Attachments: [Fact Sheet - Ivanhoe Minor Home Repair Program](#)
[FISCAL NOTE IVANHOE MHR](#)
[Approp Admin TMP-1798.pdf](#)

220428 Reducing an appropriation in the amount of \$250,000.00 in the Central City Economic Development Sales Tax Fund; appropriating \$250,000.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Jerusalem Farm, Inc., in the amount of \$250,000.00 for the purpose of rehabilitation of existing homes including administrative fees and liaison expenses. **This item will be held for 1 week.**

Attachments: [Fact Sheet - CCED Jerusalem Farm](#)
[Fiscal Note - CCED Jerusalem Farm](#)

220429 Reducing an appropriation in the amount of \$668,232.00 in the Central City Economic Development Sales Tax Fund; appropriating \$668,232.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Monarque Advisory, LLC, in the amount of \$668,232.00 for the purpose of redeveloping and constructing affordable housing development located at 2904 E. 23rd Street and 2914 E. 23rd Street. **This item will be held for 1 week.**

Attachments: [Fact Sheet - CCED Monarque](#)
[Fiscal Note - CCED Monarque](#)

220430 Reducing an appropriation in the amount of \$3,600,000.00 in the Central City Economic Development Fund; appropriating \$3,600,000.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Promise Place, LLC in the amount of \$3,600,000.00 for the purpose of constructing an affordable housing development located at 4423 Olive Street. **This item will be held for 1 week.**

Attachments: [Fact Sheet TMP 1802](#)
[FISCAL NOTE - CCED R4 PROMISE PLACE](#)
[Approp Admin - TMP 1802](#)

[220431](#) Reducing an appropriation in the amount of \$1,500,000.00 in the Central City Economic Development Sales Tax Fund; appropriating \$1,500,000.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Zhou B Art Center, LLC, in the amount of \$1,500,000.00 for the purpose of repurposing, preserving, acquiring and rehabilitating historic building located at 1801 E. 18th Street. ****This item will be held for 1 week.****

Attachments: [Fact Sheet - Zhou B Art Center of Kansas City](#)
[Fiscal Note- TMP 1803](#)
[Approp Admin - TMP 1803](#)

[220432](#) Accepting and approving 2 one-year contracts in the amounts of \$61,000.00 and \$118,000.00 with the Missouri Department of Health and Senior Services to provide funding for children and youth with special health care needs; and designating requisitioning authority.

Attachments: [CYSHCN FY23 - Fact Sheet](#)
[CYSHCN FY23 - Fiscal Note](#)
[CYSHCN FY23 - Budget](#)

[220433](#) Approving the Substantial Amendment to 2017-2021 One Year Action Plan to reprogram funding for the HOME Investment Partnership Program in the amount of \$1,546,887.00; authorizing the Housing and Community Development Department to execute contracts; designating requisitioning authority.

Attachments: [FS HOME Reprogram](#)
[RMF FN Reprogram May 2022](#)
[RMF AA - Reprogrammed HOME May 2022](#)

Bunch

[220440](#) Authorizing an application to the Missouri Development Finance Board for the authorization of state tax credits in the amount not to exceed \$6,000,000.00 to make possible the development of the Kansas City Current Stadium in the Berkley Riverfront district, in Kansas City, Missouri; and authorizing the City Manager to execute a tax credit agreement in the event that the application is approved.

Attachments: [Fact Sheet](#)

HELD IN COMMITTEE

Bough and Robinson

[210919](#) RESOLUTION - Adopting an AdvanceKC Purpose and Values Statement and directing the Advance KC 2.0 Standing Committee to evaluate the tiering of incentives, use of an equity scorecard, and a housing continuum.

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

Bough and Robinson

[210920](#) Enacting an updated Economic Development and Incentives Policy, replacing the policy enacted by Committee Substitute for Ordinance No. 140031, As Amended.

Attachments: [No Fact Sheet](#)

Robinson

[220233](#) Amending Section 68-449, Code of Ordinances, to provide parameters for the amendment of contracts for Central City Economic Development Sales Tax funds without City Council approval.

Attachments: [220233 No Fact Sheet](#)

[220327](#) Rezoning an area of about 32 acres generally located on the north side of E. 63rd Street on both sides of Prospect Avenue and bordered by E. 61st Street on the north, Bruce R. Watkins Drive on the east and Park Avenue on the west from Districts B4-2, B3-2, R-2.5 and R-5 to District UR. (CD-CPC-2021-00211)

Attachments: [CD-CPC-2021-00211 FACTSHT](#)

[220388](#) Accepting the recommendation of the Central City Economic Development Tax Board for additional funding in the amount of \$140,000.00, for a total not to exceed \$422,354.00, for an economic development project proposed by CELT Real Estate Holdings, LLC to rehabilitate an existing structure for the Thirty-Eighth Street Studio & Business Incubator and five residential housing units within the boundaries of the Oak Park Neighborhood located at 3841 Agnes; authorizing the City Manager to enter into a Funding Agreement for that purpose.

Attachments: [CELT Fact Sheet](#)
[CELT Fiscal Note](#)

Barnes

[220403](#)

Accepting the recommendations of the Tax Increment Financing Commission as to the Southpointe Tax Increment Financing Plan; and approving the Southpointe Tax Increment Financing Plan as modified; and approving additional tax increment financing within the Redevelopment Project and authorizing the Director of Finance to enter into one or more agreements in furtherance of such purpose; and directing the Clerk to send a copy of this ordinance to Jackson County.

Attachments: [No Fact Sheet](#)

ADDITIONAL BUSINESS

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

2. Closed Session

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

3. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. Comments received will be distributed to the committee and added to the public record by the clerk.

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

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

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



File #: 220407

ORDINANCE NO. 220407

Approving the plat of Jamestown Square Apartments, an addition in Jackson County, Missouri, on approximately 2.972 acres generally located at the S.E. corner of W. 39th Street and State Line Road, creating 3 lots for the purpose of a 223 unit multi-family development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00060)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

Section 3. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

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

Section 5. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on February 15, 2022.

..end

Approved as to form and legality:

Eluard Alegre
Associate City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220407

Ordinance Number

Brief Title

Approving the plat of Jamestown Square Apartments, an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 2.972 acres generally located on at the S.E. corner of W. 39th Street and State Line Road), creating 3 lots.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; padding: 5px;">Sponsor</td> <td style="padding: 5px;">Jeffrey Williams, AICP, Director Department of City Planning & Development</td> </tr> <tr> <td style="padding: 5px;">Programs, Departments, or Groups Affected</td> <td style="padding: 5px;"> <p>City-Wide</p> <p>Council District(s) 5(JA) Barnes, Parks-Shaw</p> <p>Other districts (school, etc.) Kansas City Missouri 110</p> </td> </tr> <tr> <td style="padding: 5px;">Applicants / Proponents</td> <td style="padding: 5px;"> <p>Applicant(s) Cadence Jamestown LLC</p> <p>City Department City Planning and Development</p> <p>Other</p> </td> </tr> <tr> <td style="padding: 5px;">Opponents</td> <td style="padding: 5px;"> <p>Groups or Individuals None Known</p> <p>Basis of Opposition</p> </td> </tr> <tr> <td style="padding: 5px;">Staff Recommendation</td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against: </td> </tr> <tr> <td style="padding: 5px;">Board or Commission Recommendation</td> <td style="padding: 5px;"> <p>By: City Plan Commission February 15, 2022</p> <p><input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p> </td> </tr> <tr> <td style="padding: 5px;">Council Committee Actions</td> <td style="padding: 5px;"> <input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass </td> </tr> </table>	Sponsor	Jeffrey Williams, AICP, Director Department of City Planning & Development	Programs, Departments, or Groups Affected	<p>City-Wide</p> <p>Council District(s) 5(JA) Barnes, Parks-Shaw</p> <p>Other districts (school, etc.) Kansas City Missouri 110</p>	Applicants / Proponents	<p>Applicant(s) Cadence Jamestown LLC</p> <p>City Department City Planning and Development</p> <p>Other</p>	Opponents	<p>Groups or Individuals None Known</p> <p>Basis of Opposition</p>	Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:	Board or Commission Recommendation	<p>By: City Plan Commission February 15, 2022</p> <p><input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>	Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass
Sponsor	Jeffrey Williams, AICP, Director Department of City Planning & Development														
Programs, Departments, or Groups Affected	<p>City-Wide</p> <p>Council District(s) 5(JA) Barnes, Parks-Shaw</p> <p>Other districts (school, etc.) Kansas City Missouri 110</p>														
Applicants / Proponents	<p>Applicant(s) Cadence Jamestown LLC</p> <p>City Department City Planning and Development</p> <p>Other</p>														
Opponents	<p>Groups or Individuals None Known</p> <p>Basis of Opposition</p>														
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:														
Board or Commission Recommendation	<p>By: City Plan Commission February 15, 2022</p> <p><input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>														
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass														
<p>Reason for Project This final plat application was initiated by Cadence Jamestown LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 223 unit multi-family development.)</p>															
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p style="margin-top: 20px;">CONTROLLING CASE There is no controlling ordinance for this plat.</p>															

Details

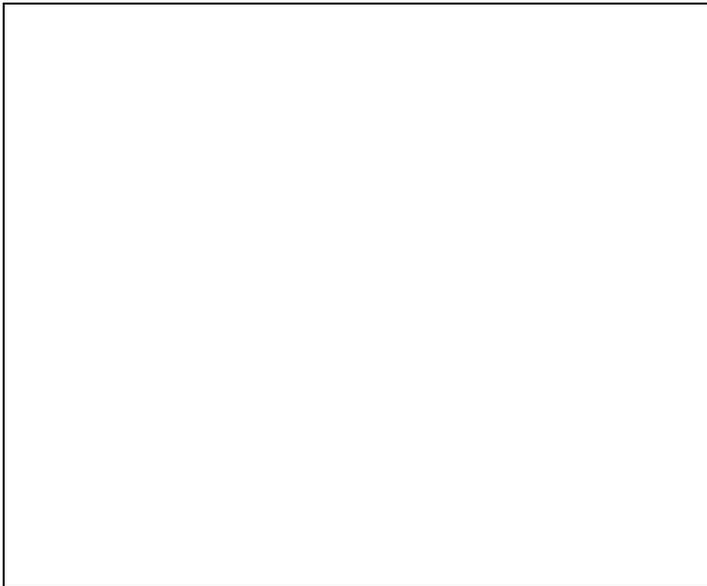
--

Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of public and private improvements for a multi-family development on previously developed property. As part of the development, an assessment of the existing conditions of the perimeter curb and gutter, sidewalk, and drive approaches will be made. Any of these elements found not in compliance with current City standards, must be removed and replaced. The removal and replacement of deteriorating infrastructure will discourage further deterioration and improve the overall aesthetics of the site.</p> <p>Written by Lucas Kaspar, PE</p>
---	--

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: May 4, 2022

Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00060



File #: 220408

ORDINANCE NO. 220408

Approving the plat of Villas At Tiffany Springs, an addition in Platte County, Missouri, on approximately 8.27 acres generally located at the east side of N. Green Hills Road in between N.W. Old Stagecoach Road to the north and N. Tiffany Springs Road to the south, creating 26 lots and 5 tracts for the purpose of a 26 lot single family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00022)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Villas At Tiffany Springs, 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 City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention and BMP Facilities 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 record copies 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 July 20, 2021.

..end

Approved as to form and legality:

Eluard Alegre
Associate City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220408

Ordinance Number

Brief Title

Approving the plat of Villas At Tiffany Springs, an addition in Kansas City, Platte County, Missouri

<p>Specific Address Approximately 8.27 acres generally located at the east side of N. Green Hills Road in between N.W. Old Stagecoach Road to the north and N. Tiffany Springs Road to the south, creating 26 lots and 5 tracts</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Creekside Land LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 26 lot single family home subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 2(PL) Loar - Fowler Other districts (school, etc.) Platte County R-III</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Ord. 061258 – On November 30, 2006, the Council approved a community unit project in District R-1a on approximately 202 acres generally located east of N. Platte Purchase Drive and south of NW 108th Street. (13662-CUP-1)</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Creekside Land LLC City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission July 20, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

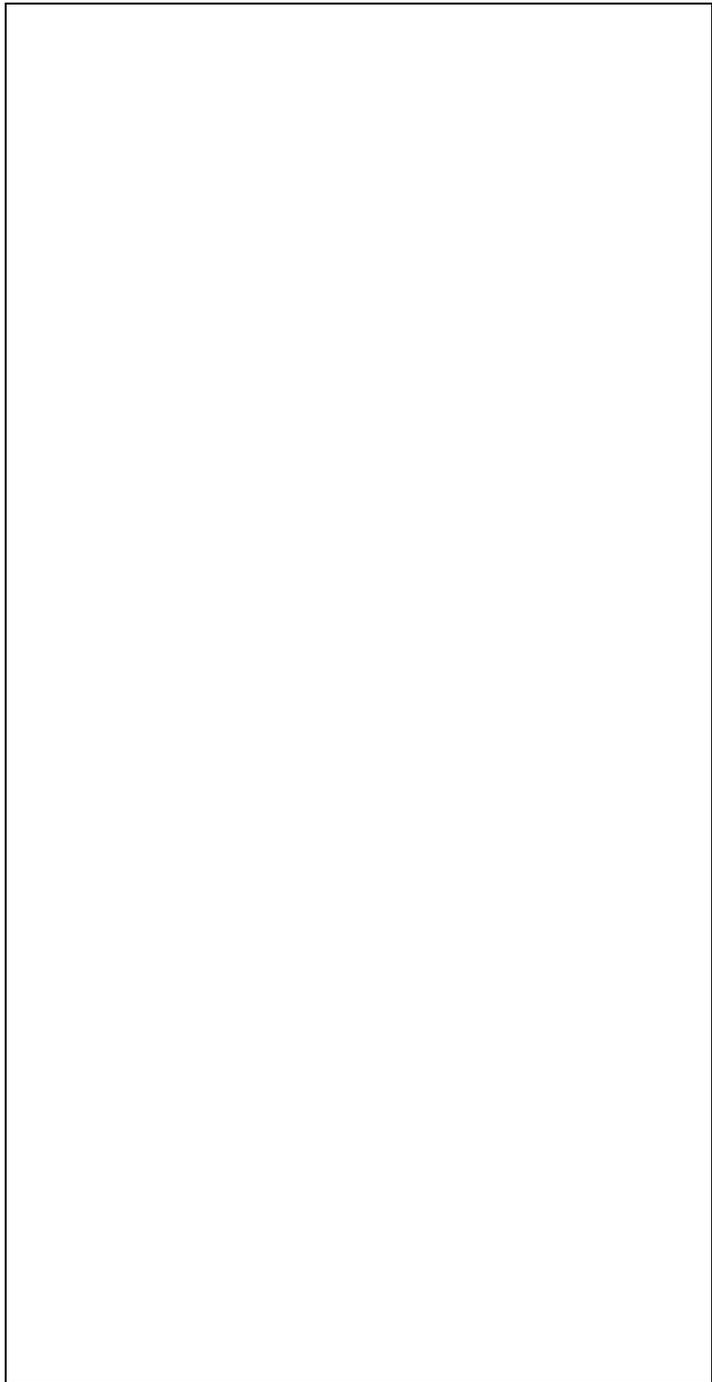
--

Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of public and private improvements for a 26 lot single-family residential development, six private open space tracts on approximately 8.3 acres of previously undeveloped property. The stormwater detention facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p>
---	--

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: May 5, 2022

Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00022



File #: 220409

ORDINANCE NO. 220409

Approving the plat of Bodhi at Seven Oaks, an addition in Jackson County, Missouri, on approximately 4.00 acres generally located at the northwest corner of E. 39th Street and Jackson Avenue, creating 2 lots and 1 tract for the purpose of a 53 unit multi-family development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2022-00010)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

Section 3. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

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

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

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on April 19, 2022.

..end

Approved as to form and legality:

Eluard Alegre
Associate City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220409

Ordinance Number

Brief Title

Approving the plat of Bodhi at Seven Oaks, an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 4.0 acres generally located at northwest corner of E. 39th Street and Jackson Avenue creating 2 lots and 1 tract.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Vecino Group LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 53 unit multi-family subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide</p> <p>Council District(s) 3(JA) Ellington - Robinson</p> <p>Other districts (school, etc.) Kansas City Missouri 110</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE There is no controlling ordinance for this plat.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Vecino Group LLC</p> <p>City Department City Planning and Development</p> <p>Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known</p> <p>Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission April 19, 2022</p> <p><input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

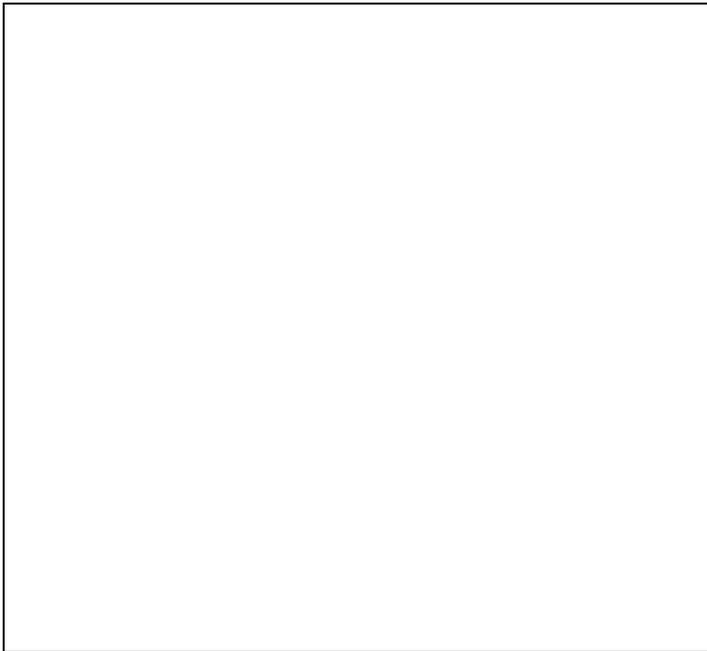
--

Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of public and private improvements for a multifamily residential development on a previously undeveloped site to create 53 multi-family units. The proposed development will significantly increase the area of impervious surfaces. The peak rate of storm water discharge and total runoff volume will be maintained after development. Water quality treatment will be provided with onsite BMP's. The development will improve the aesthetics of the site and increase the tax base for the City.</p> <p>Written by Lucas Kaspar, PE</p>
---	---

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: May 5, 2022

Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2022-00010



File #: 220410

ORDINANCE NO. 220410

Approving the plat of Crescendo, an addition in Jackson County, Missouri, on approximately 2.269 acres generally located on the west side of Highland Ave from E. 24th Street to E. 25th Street, creating 2 lots and 1 tract for the purpose of a 2 lot multi-family home subdivision; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00062)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

Section 3. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention and BMP Facilities 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 record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Jackson County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on March 1, 2022.

..end

Approved as to form and legality:

Eluard Alegre
Associate City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220410

Ordinance Number

Brief Title

Approving the plat of Crescendo, an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 2.269 acres generally located on the west side of Highland Ave from E. 24th Street to E. 25th Street, creating 2 lots and 1 tract</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Urban Neighborhood Initiative Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 2 lot multi-family subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide</p> <p>Council District(s) 5(JA) Barnes, Parks-Shaw</p> <p>Other districts (school, etc.) Kansas City Missouri 110</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Case No. CD-CPC-2021-00182 – Ordinance No. 220013 (January 23, 2022) – A request to rezone approximately 2.276 acres on the east side of Highland Avenue in between 24th Street to the north of 25th Street to the south from District UR to District UR to approve an amendment to a previously approved development plan and a preliminary plat to create two (2) lots for construction of thirty-nine (39) residential units.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Urban Neighborhood Initiative Inc.</p> <p>City Department City Planning and Development</p> <p>Other</p>
<p>Opponents</p>	<p>Groups or Individuals None Known</p> <p>Basis of Opposition</p>	
<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>	
<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission March 3, 2022</p> <p><input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>	
<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>	

Details

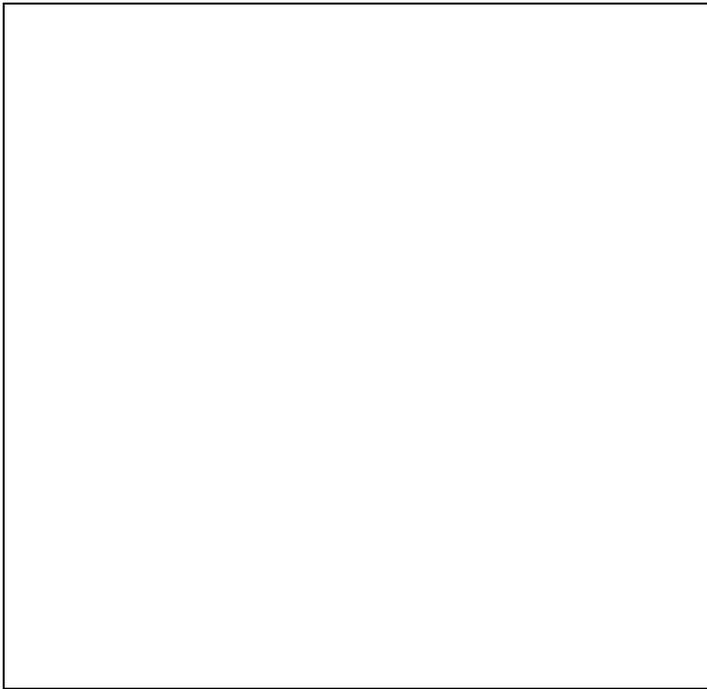
--

Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of platting to create two residential lots for 39 residential units on 2.27 acres of previously undeveloped parcels. The proposed development will increase the area of impervious surfaces through the use of pavement and buildings. The existing peak rate of storm water discharge and total runoff volume discharging the property will be maintained after development. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p>
---	--

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: May 5, 2022

Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00062



File #: 220411

ORDINANCE NO. 220411

Approving the plat of Cadence Detention Plat, an addition in Platte County, Missouri, on approximately 2.86 acres generally located on the east side of North Platte Purchase Drive approximately 2000 feet north of N.W. Tiffany Springs Road, creating 1 tract for the purpose of detention and water quality BMPs; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00063)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Cadence Detention 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 City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention and BMP Facilities 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 record copies 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 February 1, 2022.

..end

Approved as to form and legality:

Eluard Alegre
Associate City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220411

Ordinance Number

Brief Title

Approving the plat of Cadence Detention Plat, an addition in Kansas City, Platte County, Missouri

<p>Specific Address Approximately 2.86 acres generally located on the east side of North Platte Purchase Drive approximately 2000 feet north of Northwest Tiffany Springs Road creating 1 tract.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Hunt Midwest Real Estate Development, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct 1 tract for Storm Water Detention.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 2(PL) Loar - Fowler Other districts (school, etc.) Platte County R-III</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Ord. 061258 (13662-CUP-1) – On November 30, 2006, the Council approved a community unit project in District R-1a on approximately 202 acres generally located east of N. Platte Purchase Drive and south of NW 108th Street.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Hunt Midwest Real Estate Development City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission February 1, 2022 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

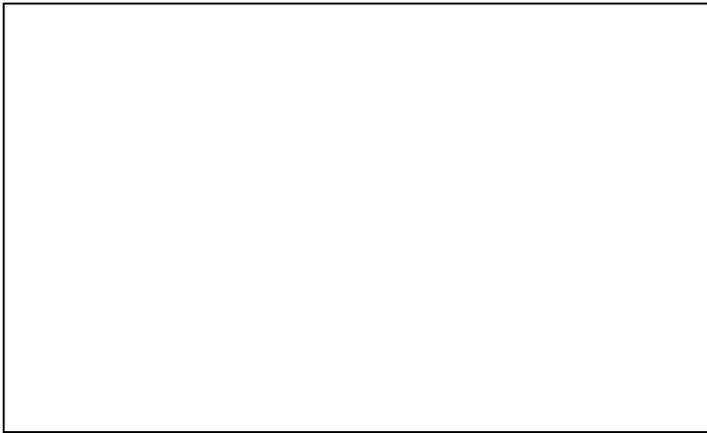
--

Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	This project consists of platting private improvements on one undeveloped tract on 2.86 acres. The pre-development storm water peak discharge rate and volume will not be exceeded after development of the site. The improvements will improve the overall aesthetics of the site. Written by Lucas Kaspar, PE
---	--

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: February 28, 2022

Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00048



LOCATION MAP
SEC. 27, T27N., R33W.
SEC. 34, T27N., R33W.
(N.T.S.)

IN WITNESS WHEREOF:

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION
LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE
PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ 20____

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
A MISSOURI CORPORATION

F. BRENNER HOLLAND, JR. SR. VICE PRESIDENT

STATE OF _____ SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 20____
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND
STATE AFORESAID, CAME F. BRENNER HOLLAND, JR. TO ME PERSONALLY KNOWN
WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS SR. VICE PRESIDENT OF
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION AND
THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT
SAID BRENNER HOLLAND, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT
AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE
HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY PLAN COMMISSION: PUBLIC WORKS:
Approved: _____
MICHAEL J. SHAW
DIRECTOR OF PUBLIC WORKS

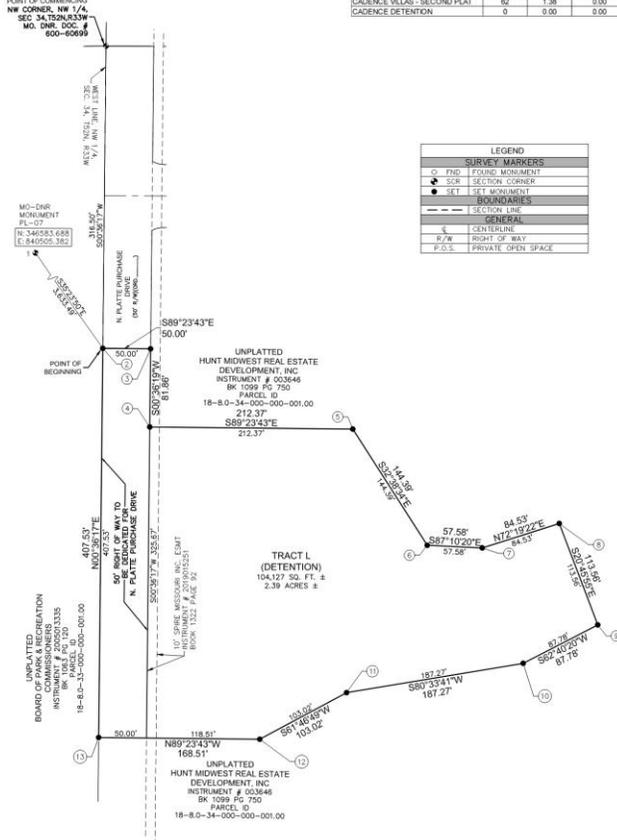
CITY COUNCIL:
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND
APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. _____
DULY AUTHENTICATED AND PASSED THIS _____ DAY OF _____

QUINTON LUCAS MAYOR
MARILYN SANDERS CITY CLERK

**FINAL PLAT OF
CADENCE DETENTION PLAT**
NW 1/4, SEC. 34, T27N, R33W
KANSAS CITY, PLATTE COUNTY, MISSOURI

Plat	No. Lots	Required	Provided	Net
CADENCE - FIRST PLAT	53	1.40	2.42	1.02
CADENCE - SECOND PLAT	50	1.11	3.27	3.18
CADENCE VILLAS - FIRST PLAT	54	1.20	0.14	2.72
CADENCE - THIRD PLAT	61	1.95	0.92	2.29
CADENCE VILLAS - SECOND PLAT	62	1.38	0.00	0.91
CADENCE DETENTION	0	0.00	0.00	0.91

LEGEND	
FLD	FLOOD ZONE
SM	SET MONUMENT
SC	SECTION CORNER
ST	SET MONUMENT
---	BOUNDARIES
---	SECTION LINE
---	GENERAL
---	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE



PROPERTY DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 27 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, PLATTE COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUGEBOUSH P.L.S. 2002014092, AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00°57'17" WEST, ON THE WEST LINE OF SAID NORTHWEST QUARTER, 316.50 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE LEAVING SAID WEST LINE, SOUTH 89°23'43" EAST, 50.00 FEET; THENCE SOUTH 00°58'17" WEST, 81.86 FEET; THENCE SOUTH 89°23'43" EAST, 103.02 FEET; THENCE SOUTH 32°36'34" EAST, 144.39 FEET; THENCE SOUTH 87°20'20" EAST, 57.29 FEET; THENCE NORTH 72°19'22" EAST, 84.53 FEET; THENCE SOUTH 20°45'05" EAST, 113.26 FEET; THENCE SOUTH 62°42'20" WEST, 67.78 FEET; THENCE SOUTH 80°33'41" WEST, 187.27 FEET; THENCE SOUTH 61°46'49" WEST, 103.02 FEET; THENCE NORTH 89°23'43" WEST, 168.51 FEET; THENCE NORTH 00°36'17" EAST, 407.53 FEET TO THE POINT OF BEGINNING, CONTAINING 124.53 SQUARE FEET OR 2.86 ACRES, MORE OR LESS.

MAINTENANCE OF TRACTS

TRACT L (2.39 ACRES) IS TO BE USED FOR DETENTION, AND ALL TRACTS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES PLAT OF CADENCE DETENTION PLAT, RECORDED SIMULTANEOUSLY WITH THIS PLAT.

FLOODPLAIN

ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0061G, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

STREET GRADES

STREET GRADE AND RIGHT OF WAY INFORMATION FOR A PORTION OF N. PLATTE PURCHASE LOCATED IN CADENCE - THIRD PLAT HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDINANCE NUMBER _____ BEING PASSED ON _____ 20____

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

CADENCE DETENTION PLAT

Point Number	Old Northing	Old Easting
1	345583.688	840505.382
2	345680.963	841146.849
3	345680.803	841162.088
4	345655.855	841181.824
5	345655.571	841226.548
6	345618.114	841250.286
7	345617.248	841267.894
8	345625.072	841292.362
9	345592.710	841304.633
10	345580.428	841280.864
11	345571.068	841224.561
12	345556.221	841196.894
13	345556.783	841145.538

DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
8000 NE UNDERGROUND DRIVE
KANSAS CITY, MO., 64161
816-455-2500

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. KCT-238072, WITH A COMMITMENT DATE OF DECEMBER 2, 2021 AT 8:00 A.M.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-07" WITH A GRID FACTOR OF 0.9999977. ALL COORDINATES SHOWN ARE IN METERS.

THIS PLAT AND SURVEY OF CADENCE DETENTION PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.
I HEREBY CERTIFY THAT THE PLAT OF CADENCE DETENTION PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY METS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366
ANDREW E. UNDERGROUNDRIDGE, MO PLS 2002014092
DECEMBER 16, 2021
JROUGEBOUSH@OLSSON.COM

DATE OF SURVEY

12/16/2021
12/16/2021, 1st Subdivision

Drawn by

MSB
Checked by
Reviewed by
Project no.
File name



SHEET

1 of 1



File #: 220434

ORDINANCE NO. 220434

Approving the plat of Prather Estates, an addition in Clay County, Missouri, on approximately 2 acres generally located at on the north side of N.E. 39th Street between N.E. Prather Road on the east and N. Garfield Avenue on the west, creating 5 lots and 1 tract for the purpose of a 5 lot single family home subdivision; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2019-00028)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

Section 3. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention and BMP Facilities 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 record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on February 1, 2022.

..end

Approved as to form and legality:

Eluard Alegre
Associate City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220434

Ordinance Number

Brief Title

Approving the plat of Prather Estates an addition in Kansas City, Clay County, Missouri.

<p>Specific Address Approximately 2. acres generally located on the north side of NE 39th Street between NE Prather Road on the east and N. Garfield Avenue on the west, creating 5 lots and 1 tract.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Owens Built Properties, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 5 lot single family home subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 1(CL) Hall – O’Neill Other districts (school, etc.) North Kansas City 250</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Case No. SD 1585 - Preliminary Plat, Owens Estates – On May 15, 2018, the City Plan Commission approved a preliminary plat in District R-6 (Residential dash 6), on about 2 acres, generally located on the north side of NE 39th Street between NE Prather Road on the east and N. Garfield Avenue on the west, creating 5 residential lots.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Owens Built Properties City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission February 1, 2022 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

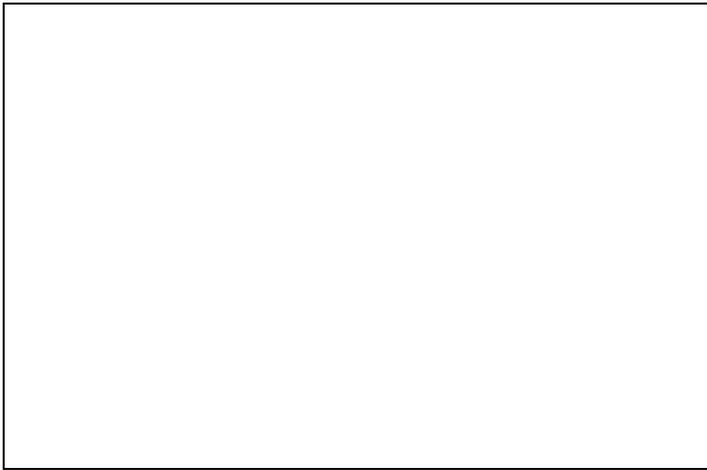
--

Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of platting private improvements for five single family home lots on 2 acres of undeveloped property. The pre-development storm water peak discharge rate and volume will not be exceeded after development of the site. The improvements will improve the overall aesthetics of the site.</p> <p>Written by Lucas Kaspar, PE</p>
---	--

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: May 11, 2022

Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2019-00028



File #: 220435

ORDINANCE NO. 220435

Approving the plat of Highland Ridge Third Plat, an addition in Clay County, Missouri, on approximately 23.61 acres generally located at 150 feet south of the intersection of N.E. 88th Street and N. Elmwood Drive, creating 44 lots and 3 tracts for the purpose of a 44 lot single family home subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2022-00015)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

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

Section 4. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention and BMP Facilities 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 record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on April 5, 2022.

..end

Approved as to form and legality:

Eluard Alegre
Associate City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220435

Ordinance Number

Brief Title

Approving the plat of Highland Ridge Third Plat, an addition in Kansas City, Clay County, Missouri.

<p>Specific Address Approximately 23.61 acres generally located 150 feet south of the intersection of N.E. 88th Street and N Elmwood Drive. creating 44 lots and 3 tracts</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Highlands of Northview Development Company LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 44 lot single family home subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 1(CL) Hall – O’Neill Other districts (school, etc.) North Kansas City 250</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Highlands of Northview Development Company LLC City Department City Planning and Development Other</p>
<p>CONTROLLING CASE Ordinance No. 150335- Passed by the City Council on May 7, 2015, rezoned about 93 acres from Districts R-6 and R-80 to District R-7.5 (Residential dash 7.5) and approved an Open Space preliminary development plan allowing for 159 single family lots and 12 Tracts in four (4) phases to expire in 2022. The open space development option allows for smaller lots and other flexible lot and building standards in exchange for the provision of common open space that is not typically provided in a conventional development. The plan also approved a Clubhouse and pool, walking trails and other amenities for the residents. Phase one (1) of the approved plan showed the construction of a public street (NE 88th Street) extending east from N. Mersington and allowed for 25 single family lots.</p>	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission April 5, 2022 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

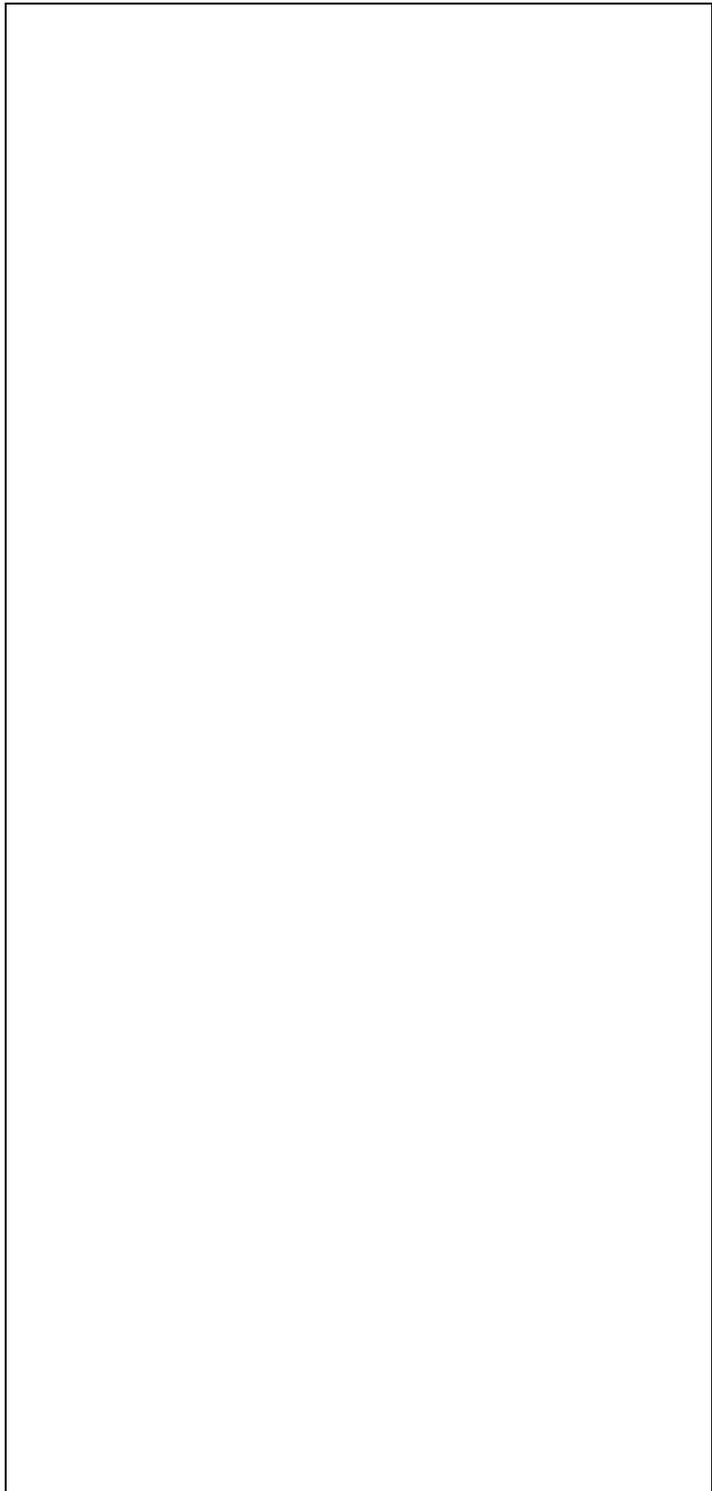
--

Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of public and private improvements for a 44 lot single-family residential development, private open space tracts and two storm water detention tracts on approximately 24 acres of previously undeveloped property. There will be stormwater detention facilities constructed by with this plat. These facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p>
---	--

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: May 11, 2022

Reviewed by:
Joe Rexwinkle

Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2022-00015



File #: 220436

ORDINANCE NO. 220436

Approving the plat of BB North Oak, an addition in Clay County, Missouri, on approximately 7.20 acres generally located at the northwest corner of N. Oak Trafficway and N.E. 97th Street, creating 5 lots and 1 tract for the purpose of a 5 lot commercial subdivision; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2022-00019)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

Section 3. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention and BMP Facilities 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 record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on May 3, 2022.

..end

Approved as to form and legality:

Eluard Alegre
Associate City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220436

Ordinance Number

Brief Title

Approving the plat of BB North Oak, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 7.20 acres generally located at the northwest corner of N. Oak Trafficway and N.E. 97th Street.)), creating 5 lots and 1 tract.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by BB North Oak Devco, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 5 lot commercial subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 2(CL) Loar - Fowler Other districts (school, etc.) North Kansas City 250</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) BB North Oak Devco, LLC City Department City Planning and Development Other</p>
<p>CONTROLLING CASE Case No. CD-CPC-2021-00208 – Ordinance No. 220235 (March 24, 2022) – The applicant is proposing a major amendment to a previously approved MPD plan in order to create five lots for restaurants, retail, auto service and a car wash along N. Oak Trafficway between NE 97th Street and NE 98th Terrace.</p>	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission May 3, 2022 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

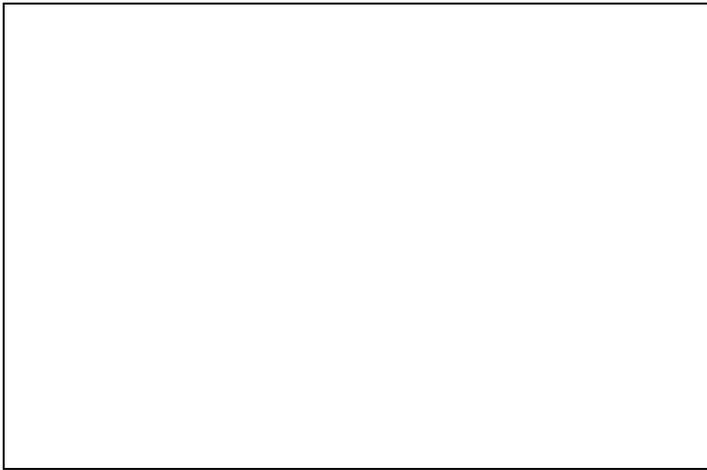
--

Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of platting private improvements for five commercial lots on 7.20 acres of previously undeveloped property. The pre-development storm water peak discharge rate and volume will not be exceeded after development of the site. The improvements will improve the overall aesthetics of the site.</p> <p>Written by Lucas Kaspar, PE</p>
---	--

Project Start Date

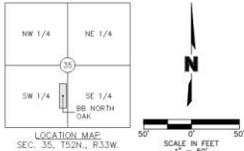
Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: May 11, 2022

Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2022-00019



LEGEND

SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
■	1/4 SECTION MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
D.E.	STORM DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
S.D.E.	SURFACE DRAINAGE EASEMENT
GENERAL	
○	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE

CENTER OF SECTION
SEC. 35, T52N, R33W
FOUND 3.25"
ALUMINUM MONUMENT
MO. DNR DOC. NO.
600-98528

FINAL PLAT OF
BB NORTH OAK
SW 1/4, SEC. 35, T52N, R33W
KANSAS CITY, CLAY COUNTY, MISSOURI

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

BB NORTH OAK

EASEMENT DEDICATION—AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWER, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PACE MOUNTED TRANSFORMERS, SERVICES PRECASTS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS, PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS BY VIRTUE OF THEIR EXISTENCE, SO HEREBY GRANTED, CONSENT AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DESIGNATED FOR THE LOCATION OF THE UTILITY EASEMENT. OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY, ALL OF THE ABOVE EASEMENTS SHALL BE FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE ABOVE SAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATED OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR DECREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCE THEREOF WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS UTILITY EASEMENTS, AND A WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

RESTRICTED ACCESS: NO DIRECT VEHICULAR ACCESS TO N. OAK TRAFFICWAY FROM LOTS 1, 4 AND 5 IS PERMITTED.

RIGHT OF ENTRANCE: THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL, PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

MAINTENANCE OF TRACTS: TRACT A IS TO BE USED AS AN ACCESS TRACT AND SHALL BE MAINTAINED BY OWNERS OF THE LOTS, TRACTS AND PARCELS SHOWN WITHIN THIS PLAT.

FLOODPLAIN: ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 28096C0040, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

PROPERTY DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, 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. ROEDERBUSH, P.L.S., 20020408 AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°19'32" EAST, ON THE EAST LINE OF SAID SOUTHWEST QUARTER, 81.13 FEET; THENCE LEAVING SAID EAST LINE, NORTH 88°00'00" WEST, 60.00 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF NORTH OAK TRAFFICWAY, AS NOW ESTABLISHED, ALSO BEING THE NORTHEAST CORNER OF QUINTRIP STORE 221R; A SUBDIVISION OF LAND IN CLAY COUNTY RECORDER OF DEEDS OFFICE ALSO BEING 2017031605 IN BOOK 1 AT PAGE 68 IN CLAY COUNTY RECORDER OF DEEDS OFFICE ALSO BEING 2017031605 IN BOOK 1 AT PAGE 68 IN CLAY COUNTY RECORDER OF DEEDS OFFICE; THENCE WESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 88°00'00" WEST, 122.00 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF N.E. 97TH STREET, AS ESTABLISHED BY SAID QUINTRIP STORE 221R, ALONG A CURVE TO THE RIGHT HAVING AN ARC TANGENT BEARING OF SOUTH 00°19'32" WEST WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 23.56 FEET; THENCE NORTH 88°00'00" WEST, ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 287.67 FEET TO A POINT ON THE EASTERLY LINE OF LOT 1 AT NORTH OAK; A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDER OF DEEDS OFFICE NUMBER 2012024642 IN BOOK 1 AT PAGE 136.4 IN SAID CLAY COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 00°19'32" EAST, ON SAID EXISTING WESTERLY LINE, 1,020.18 FEET TO THE NORTHEAST CORNER OF SAID 97 AT NORTH OAK, ALSO BEING A POINT ON THE EASTERLY LINE OF NORTHLAND CATHEDRAL, SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDER OF DEEDS OFFICE NUMBER 2012024642 IN BOOK 1 AT PAGE 136.4 IN SAID CLAY COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 88°00'00" EAST, ON SAID EXISTING WESTERLY LINE, 302.61 FEET TO A POINT ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, THENCE LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°19'32" WEST, ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 1,020.18 FEET TO THE POINT OF BEGINNING, CONTAINING 313,818 SQUARE FEET OR 7.20 ACRES, MORE OR LESS.

STATE PLANE COORDINATE TABLE

Point Number	Grid Northing	Grid Easting
1	34480.908	841320.697
2	34486.983	843396.381
3	344723.181	843368.185
4	344721.443	843460.398
5	344410.494	843458.631
6	344405.982	843454.034

IN WITNESS WHEREOF:

BB NORTH OAK DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2022.

BB NORTH OAK DEVELOPMENT, LLC
A MISSOURI LIMITED LIABILITY COMPANY

JEFF BERG MEMBER

STATE OF _____ SS.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME JEFF BERG, MEMBER OF BB NORTH OAK DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID MEMBER OF BB NORTH OAK DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID JEFF BERG, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF:

I HAVE HEREIN SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT ISSUED BY KANSAS CITY TITLE, ASSET FUND FIDELITY NATIONAL TITLE COMPANY, COMMITMENT NO. 211014, WITH A COMMITMENT DATE OF MARCH 9, 2022 AT 8:00 A.M. AND AN UPDATE DATE OF MARCH 9, 2022.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT 75-OR RESET WITH A GRID FACTOR OF 0.9999956. ALL COORDINATES SHOWN ARE IN METERS.

THIS PLAT AND SURVEY OF BB NORTH OAK WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY THAT THE PLAT OF BB NORTH OAK SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

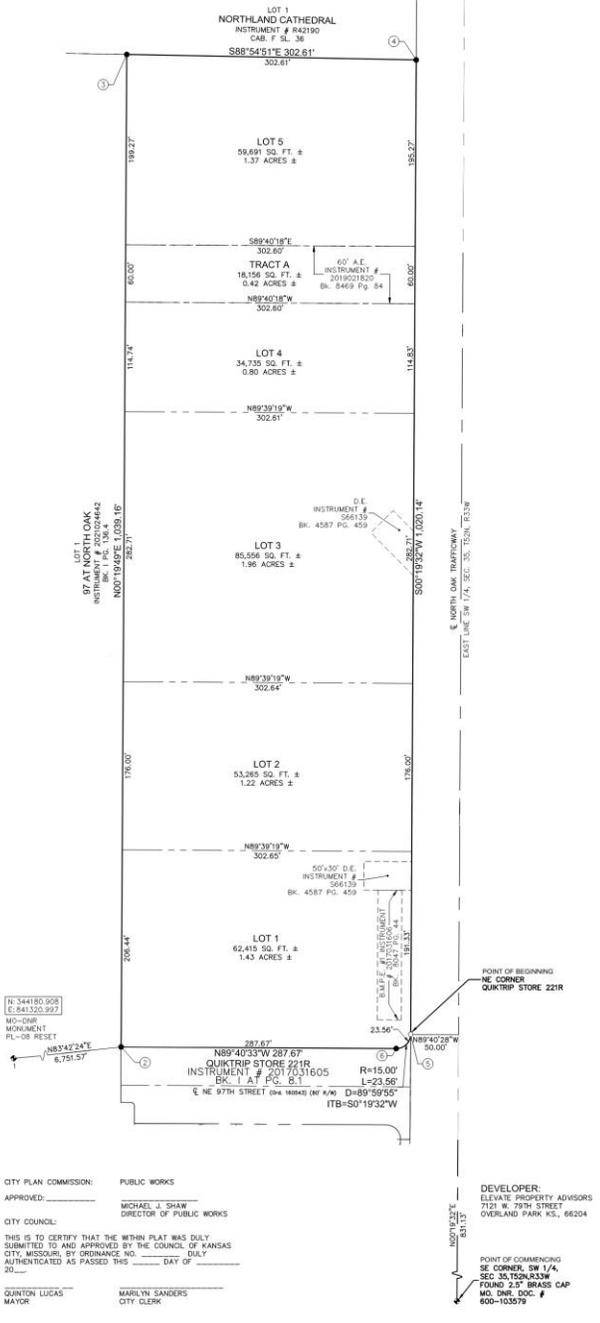


OLSSON, MO C.L.S. 366
JASON S. ROEDERBUSH, MO P.L.S. 2002014092
MARCH 23, 2022
JROEDER@OLSSON.COM

olsson

270001, Land Surveying, MO 304, 411 E. 14th MO, Suite 100, Kansas City, MO 64108
1301 Burlington Street #100, North Kansas City, MO 64116
716.816.3071
www.olsson.com

SHEET
1 of 1



DWG: F:\2021\0400-04500\021-04305-00-Design\Survey\SP\Drawings\Final\Plat\BB_NA_L_20210405.dwg
 DATE: MAR 23, 2022 1:37pm
 USER: mrloughry



File #: 220437

ORDINANCE NO. 220437

Approving the plat of Prospect Summit Homes, an addition in Jackson County, Missouri, on approximately 2.478 acres generally located at the south of E. 22nd/E. 23rd Street, North of E. 23rd Street bounded by Olive Street to the West and Prospect Avenue to the East, creating 1 lot and 2 tracts for the purpose of a 23 unit multi-family development; accepting various easements;; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2019-00018)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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

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

Section 3. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention 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 record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Jackson County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on April 19, 2022.

..end

Approved as to form and legality:

Eluard Alegre
Associate City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220437

Ordinance Number

Brief Title

Approving the plat of Prospect Summit Homes, an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 2.478 acres generally located at the south of E 22nd /E 23rd Street, North of E 23rd Street bounded by Olive Street to the West and Prospect Avenue to the East, creating 1 lot and 2 tracts.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Taliaferro & Browne Real Estate-22ND/23RD Street LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 23 unit multi-family development.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 3(JA) Ellington - Robinson Other districts (school, etc.) Kansas City Missouri 110</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Case No. CD-CPC-2021-00014 – Ordinance No. 210660 passed by City Council on August 19, 2021, approved the rezoning of about 2.5 acres generally located on the Northside of E 23rd St, bordered by Prospect Avenue on the East and Olive Street on the west from District B3-2 and R-1.5 to District UR and approving a development plan, to allow for a 24 unit multi-unit residential development within nine buildings.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Taliaferro & Browne Real Estate-22ND/23RD Street LLC City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission April 19, 2022 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

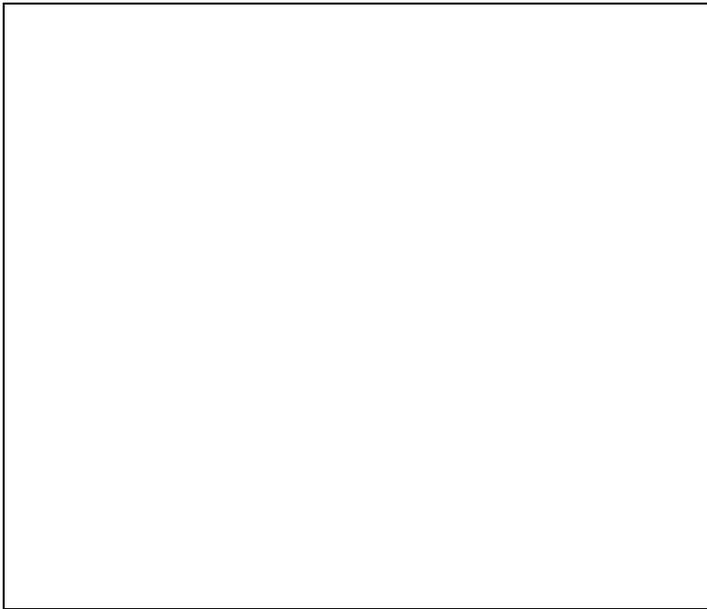
--

Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of platting to create one residential lot for 23 unit multi-family development on 2.478 acres of previously vacated properties. The proposed development will increase the area of impervious surfaces through the use of pavement and buildings. The existing peak rate of storm water discharge and total runoff volume discharging the property will be maintained after development. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p>
---	---

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: May 11, 2022

Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2019-00018



File #: 220419

ORDINANCE NO. 220419

Rezoning an area of about 22.33 acres generally located by N.W. 87th Terrace on the south, N. Platte Purchase Drive on the east, Missouri 152 on the north from Districts R-7.5 and AG-R to District R-1.5, and approving a development plan that will also serve as a preliminary plat to create one lot and four tracts for multi-family residential uses containing 341 units. (CD-CPC-2022-00045)

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-1325, rezoning an area of approximately 22.33 acres located by N.W. 87th Terrace on the south, N. Platte Purchase Drive on the east, Missouri 152 on the north from Districts R-7.5 (Residential 7.5) and AG-R (Agricultural-Residential) to District R-1.5 (Residential 1.5), said section to read as follows:

Section 88-20A-1325. That an area legally described as:

A tract of land that is a part of the Fractional Southwest Quarter of Section 3, part of the Southeast Quarter of Section 4, part of the Fractional Northwest Quarter of Section 10, all in Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri, and a part of Tract A, part of Tract B, and part of the right-of-way dedicated by Barry Middle School, a subdivision in the Northeast Quarter of Section 9, Township 51, Range 33, Kansas City, Platte County, Missouri, said tract being bounded and described as follows: Commencing at the northeast corner of said Tract A, said point being also the northeast corner of the Northeast Quarter of said Section 9; thence North 89°35'33" West (plat- North 89°36'52" West), along the north line of said tract a, 264.26 feet to the point of beginning; thence North 0°25'14" East, 456.42 feet to a point on the southerly right-of-way line of Missouri Route 152, as now established; thence North 87°18'52" East, along said southerly right-of-way line, 338.90 feet; thence North 71°26'23" East, along said southerly right-of-way line, 604.67 feet to its intersection with the westerly right-of-way line of North Platte Purchase Drive, as now established; thence South 14°03'04" East, along said westerly right-of-way line, 202.56 feet; thence South 0°53'33" West, along said westerly right-of-way line, 464.28 feet to a point on the north line of the Fractional Northwest Quarter of said Section 10; thence South 00°53'33" West, continuing along said westerly right-of-way line, 473.26 feet; thence South

15°48'24" East, continuing along said west right-of-way line, 50.13 feet; thence South 00°17'50" East, continuing along said west right-of-way line, 84.88 feet; thence South 00°11'35" West, continuing along said west right-of-way line, 174.26 feet; thence southwesterly, continuing along said west right-of-way line, on a curve to the right, being tangent to the last described course with a radius of 26.00 feet, a central angle of 90°03'52" and an arc distance of 40.87 feet to a point on the northerly right-of-way line of N.W. 87th Terrace, as now established; thence North 89°44'33" West, along said northerly right-of-way line, 80.26 feet; thence northwesterly, continuing along said northerly right-of-way line, on a curve to the right, being tangent to the last described course with a radius of 370.00 feet, a central angle of 53°00'30" and an arc distance of 342.31 feet; thence North 36°44'03" West, continuing along said northerly right-of-way line, 623.66 feet; thence northwesterly, continuing along said northerly right-of-way line, on a curve to the left, being tangent to the last described course with a radius of 335.03 feet, a central angle of 38°25'54" and an arc distance of 224.72 feet to a point on the northerly line of Northwest 87th Street Terrace, as established in Barry Middle School Plat; thence North 89°35'33" West and along said northerly right-of-way line, for a distance of 7.97 feet; thence North 0°29'40" East for a distance of 30.00 feet to the point of beginning. Containing 982,538 square feet or 22.556 acres more or less.

is hereby rezoned from Districts R-7.5 (Residential 7.5) and AG-R (Agricultural-Residential) to District R-1.5 (Residential 1.5), all as shown outlined on a map marked Section 88-20A-1325, 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 that will also serve as a preliminary plat for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. 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.
4. All containers and mechanical and utility equipment are screened pursuant to 88-425-08.

5. The northern vehicular crossing at the stream shall be approved by the Kansas City Water Services Department prior to any site disturbance permit being issued.
6. The applicant shall petition for and record a right-of-way vacation (for former N.W. 87th Terrace) prior to a building permit.
7. the developer shall provide an updated development plan reflecting the improvements required of the accepted traffic impact study to the Development Management Division staff prior to issuance of any temporary certificate of occupancy.
8. The developer shall construct all improvements required of the traffic impact study accepted by MoDOT and the Public Works Department prior to issuance of any temporary certificate of occupancy.
9. Prior to the ordinance request, the developer shall revise the traffic impact study as required by MoDOT and the Public Works Department.
10. 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.
11. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Land Development Division.
12. The developer shall dedicate additional right-of-way for N. Platte Purchase Drive as required by the adopted Major Street Plan and/or Chapter 88 so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval.
13. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and the developer shall be responsible for all costs associated with subordination activities now and in the future.

14. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
15. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
16. The developer shall 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.
17. 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.
18. 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.
19. 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.
20. The developer shall submit plans for grading, siltation, and erosion control to 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.
21. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
22. The developer shall 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 Land Development Division, prior to recording the plat or issuance of a building permit, whichever occurs first.

23. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division 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.
24. The developer shall grant a BMP and/or surface drainage easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
25. 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.
26. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
27. 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.
28. 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 the Section 88-415 requirements.
29. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 §507.1)
30. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
31. 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)
32. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 §507.1)

33. Require Fire Department access roads are 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)
34. Required Fire Department access roads are designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
35. The turning radius for Fire Department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
36. 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).
37. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates will require a siren sensor device typically referred to as a “yelp gate” (IFC-2018 § 503.6).
38. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department’s Forestry Division prior to beginning work in the public right-of-way
39. 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 (2022) acquisition rate. This requirement shall be satisfied prior to certificate of occupancy.
40. The developer shall submit final plat to place private open space into tracts reserved for recreational uses.
41. The developer shall provide documentation to the Kansas City Water Services Department, sealed by a registered engineer in the State of Missouri, showing that any stormwater detention facilities proposed within streamside or middle zone of stream buffer meet the requirements outlined in Ordinance No. 220322, Section 88-415-05-A.2., and will not induce flooding on properties not owned by developer or must obtain an exception from council per 88-415-08-B, prior to final council approval of the Development Plan.
42. 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.

43. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
44. The developer shall submit water main extension plans prepared by a registered professional engineer in Missouri to Compass KC for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations. The proposed water mains must be designed as a 12” main along N.W. 87th Terrace at a minimum to the connection with the existing 8” main. The new eastern private service connection shall connect to this 12” main.

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.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

220419

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2022-00028

Brief Title

A request to rezone from District AG-R (Agriculture dash Residential) and R-7.5 (Residential 7.5) to District R-1.5 (Residential 1.5) on about 22.33 acres generally located at MO 152 and N. Platte Purchase Drive. (CD-CPC-2022-00028)

Details

Location: Generally located at MO 152 and N. Platte Purchase Drive.

Reason for Legislation: Rezoning requires City Council approval

See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.

SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

None

CITY PLAN COMMISSION RECOMMENDATION ON THE PROJECT:

Approval without conditions

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	2 nd District (Loar, Fowler)
Applicants / Proponents	<p>Applicant Rachelle Biondo Rouse Frets White Goss Gentile Rhodes, a Professional Corporation</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	Reason Against
Board or Commission Recommendation	City Plan Commission (7-0) (05/03/2022) By (Allender, Baker, Beasley, Crowl, Hill, Rojas, Sadowski voting aye)
	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken
	<input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass
	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold
	<input type="checkbox"/> Do not pass

--

--	--

--

Fact Sheet Prepared By: Andrew Clarke
Planner
Date: 05/06/2022

Reviewed By: Joseph Rexwinkle
Division Manager

Date: 05/06/2022

Initial Application Filed: 02/23/2022

City Plan Commission Action: 05/03/2022

Revised Plans Filed: 02/23/2022

On Schedule: No

Off Schedule Reason: Applicant did not submit a traffic impact study upon applying on 2/23/2022 which delayed approval for the rezoning application.

Reference Numbers:
Case No. CD-CPC-2022-00028



File #: 220420

ORDINANCE NO. 220420

Approving a development plan and a preliminary plat in District B3-2 on about 19.5 acres generally located at N.W. Englewood Road and N. Mercier Drive for multi-family residential uses containing 304 units. (CD-CPC-2022-00044)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan and a preliminary plat in District B3-2 (Community Business (dash 2)) on about 19.5 acres generally located at N.W. Englewood Road and N. Mercier Drive, and more specifically described as follows:

Lot 1: Bounded n by N.W. Englewood Rd, e by N. Mercier Dr. s by Kinsley Forest Estates 2nd Plat, w by Kinsley Forest Estates 1st Plat, Lot 2: bounded n by sl N.W. Englewood Rd, e by N. Summit St, s & w by N Mercier Dr.

is hereby approved, subject to the following conditions:

1. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
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. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy.
4. 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.
5. The developer shall comply with 88-425-08 and screen all dumpsters and utility equipment.

6. The developer shall provide one additional parking space to Lot 2 prior to obtaining a building permit.
7. A deviation to the height maximum in a B3-2 zoning district is approved pursuant to 88-517-09-C in the amount of nine (9) feet for the proposed "South" building.
8. That a deviation to the height maximum in a B3-2 zoning district is approved pursuant to 88-517-09-C in the amount of nine (9) feet for the proposed "North" building.
9. A deviation to the height maximum in a B3-2 zoning district is approved pursuant to 88-517-09-C in the amount of thirteen (13) feet for the proposed "East" building.
10. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Land Development Division.
11. 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.
12. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
13. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and the developer shall be responsible for all costs associated with subordination activities now and in the future.
14. The developer shall design and construct N.W. 55th Street to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.

15. 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.
16. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
17. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
18. 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.
19. 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
20. 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.
21. The developer shall grant any BMP and/or surface drainage easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
22. 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 Land Development Division, prior to recording the plat or issuance of a building permit, whichever occurs first.
23. 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 the

Section 88-415 requirements.

24. The developer shall obtain a floodplain certificate from the Development Services Division prior to beginning any construction activities within the floodplain.
25. 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.
26. 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.
27. The developer shall show the limits of the 100-year floodplain plus the one foot freeboard on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.
28. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
29. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads shall be 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).
30. 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)
31. 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)
32. 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)
33. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
34. 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 (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to a certificate of occupancy.

35. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way. All street trees proposed to be removed shall be replaced.
36. N.W. Englewood is identified on the major street plan as a parkway street typology. The developer shall fully comply with the parkway and boulevard standards of 88-323.
37. Any fencing for proposed dog park shall be wrought iron and screened with landscaping.
38. Tract B shall be platted as a private open space tract as part of the final plat.
39. 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.
40. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
41. The developer shall submit water main extension drawings prepared by a registered professional engineer in Missouri to the main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations. (300' spacing required for the fire hydrants)

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 Ordinance have been given and had.

..end

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

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

220420

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2022-00017

Brief Title

A request to approve a development plan and a preliminary plat for multi-family residential uses containing 304 units in District B3-2 on about 19.5 acres generally located at NW Englewood Road and N. Mercier Drive. (CD-CPC-2022-00044)

Details

Location: Generally located at NW Englewood Road and N. Mercier Drive.

Reason for Legislation: Development Plans requires City Council approval

See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.

SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

None

CITY PLAN COMMISSION RECOMMENDATION ON THE PROJECT:

Approval subject to the following conditions:

1. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
2. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to 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 required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
5. Comply with 88-425-08 and screen all dumpsters and utility equipment.
6. Provide one additional parking space to Lot 2 prior to obtaining a building permit.
7. A deviation to the height maximum in a B3-2 zoning district is approved pursuant to 88-517-09-C in the amount of nine (9) feet for the proposed "South" building.
8. A deviation to the height maximum in a B3-2 zoning district is approved pursuant to 88-517-09-C in the

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	2 nd District (Loar, Fowler)
Applicants / Proponents	<p>Applicant Dustin Burton Renaissance Infrastructure Consulting</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	<p>Groups or Individuals</p> <p>Basis of Opposition</p>
Staff Recommendation	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
Board or Commission Recommendation	<p>City Plan Commission (7-0) (05/03/2022) By (Allender, Baker, Beasley, Crowl, Hill, Rojas, Sadowski voting aye)</p> <p><input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken</p> <p><input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>
Council Committee Actions	<p><input type="checkbox"/> Do Pass</p> <p><input type="checkbox"/> Do Pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p> <p><input type="checkbox"/> Do not pass</p>

amount of nine (9) feet for the proposed "North" building.

9.A deviation to the height maximum in a B3-2 zoning district is approved pursuant to 88-517-09-C in the amount of thirteen (13) feet for the proposed "East" building.

10. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.

11.The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.

12.After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.

13.The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.

14.The developer must design and construct NW 55TH Street to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.

15.The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

16.The developer shall submit verification of vertical and horizontal sight distance for the drive connection to

public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

17.The developer must pay impact fees as required by Chapter 39 of the City’s Code of ordinances as required by the Land Development Division.

18.The developer must 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.

19.The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting

20.The owner/developer must submit plans for grading, siltation, and erosion control to 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.

21.The developer must grant any BMP and/or Surface Drainage Easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

22.The developer must 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 Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.

23.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 the Section 88-415 requirements.

24.The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.

25.The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.

26.The developer shall submit a Preliminary Stream

Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.

27.The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval 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.

28.The developer must show the limits of the 100-year floodplain plus the 1 foot freeboard on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.

29.The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

30.Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads shall be 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).

31.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)

32.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)

The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

33.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 (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to certificate of occupancy.

34. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way. All street trees proposed to be removed shall be replaced.

35.NW Englewood is identified on the major street plan as a Parkway street typology. The developer shall fully

comply with the Parkway & Blvd standards of 88-323.

36. Any fencing for proposed dog park shall be wrought iron and screened with landscaping.

37. Tract B shall be platted as a private open space tract as part of the final plat.

38. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.

<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>

39. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

South of River contact -Sean Allen -816-513-0318

North of River contact Todd Hawes - 816-513-0296

40. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.

(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>
<<https://www.kcwater.us/wpcontent/uploads/2019/04/2018RulesandRegulationsforWaterMainExtensions.pdf>
>) (300' spacing required for the fire hydrants)

Continued from Page 2

Delete if not needed

Fact Sheet Prepared By: **Date:** 05/05/2022

Andrew Clarke
Planner

Reviewed By: **Date:** 05/05/2022

Joseph Rexwinkle
Division Manager

Initial Application Filed: 03/13/2022

City Plan Commission Action: 05/03/2022

Revised Plans Filed: 04/10/2022

On Schedule: Yes

Off Schedule Reason:

Reference Numbers:

Case No. CD-CPC-2022-00044



File #: 220421

ORDINANCE NO. 220421

Vacating the northernmost 114 feet of street right-of-way generally located to the north of N.E. Barry Road in between N. Indiana Avenue to the east and N. Kansas Place to the west; and directing the City Clerk to record certain documents. (CD-ROW-2022-00010)

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 21st day of March, 2022, a petition was filed with the City Clerk of Kansas City by the City Planning and Development Department for the vacation of a tract of land being part of the Northwest Quarter of Section 7, Township SI North, Range 32 West, in Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the northeast corner of said Northwest Quarter; thence South 00°38'45" West, along the east line of said Northwest Quarter, 1055.52 feet; thence North 89°22'33" West, 74.80 feet, to the north right-of-way line of N.E. Barry Road, as now established, said point also being the point of beginning; thence South 13°38'43" West, 100.83 feet; thence on a curve to the right, tangent to the last described course, having a radius of 15.00 feet and an arc length of 20.08 feet; thence North 89°40'03" West, 1234.45 feet, to the west line of the east half of said Northwest Quarter; thence North 00°39'52" East, 51.21 feet, to the north right-of-way line of said N.E. Barry Road; thence along said north right-of-way line the following four courses; thence North 84°46'49" East, 180.70 feet; thence South 89°30'33" East, 465.00 feet; thence North 00°29'27" East, 47.00 feet; thence South 89°14'06" East, 627.01 feet, to the point of beginning, containing 111,236 square feet or 2.55 acres more or less, giving the distinct description of the tract of land 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 tract of land has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

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

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

Section 4. That a tract of land being part of the Northwest Quarter of Section 7, Township SI North, Range 32 West, in Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the northeast corner of said Northwest Quarter; thence South 00°38'45" West, along the east line of said Northwest Quarter, 1055.52 feet; thence North 89°22'33" West, 74.80 feet, to the north right-of-way line of N.E. Barry Road, as now established, said point also being the point of beginning; thence South 13°38'43" West, 100.83 feet; thence on a curve to the right, tangent to the last described course, having a radius of 15.00 feet and an arc length of 20.08 feet; thence North 89°40'03" West, 1234.45 feet, to the west line of the east half of said Northwest Quarter; thence North 00°39'52" East, 51.21 feet, to the north right-of-way line of said N.E. Barry Road; thence along said north right-of-way line the following four courses; thence North 84°46'49" East, 180.70 feet; thence South 89°30'33" East, 465.00 feet; thence North 00°29'27" East, 47.00 feet; thence South 89°14'06" East, 627.01 feet, to the point of beginning, containing 111,236 square feet or 2.55 acres more or less, be and the same is hereby vacated. However, the City of Kansas City reserves an easement and the right to locate, construct and maintain (or to authorize any franchised utility to locate, construct and maintain) conduits, water, gas and sewer pipes, poles and wire, or any of them over, under, along and across the above-described property. The City of Kansas City shall have at all times the right to go upon the above-described property to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the above-described property in any manner as would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses, and specifically, there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) without first securing the written approval of the Director of Public Works, subject to one condition:

1. The recipient of the vacated right-of-way shall establish and retain a utility easement and protect facilities owned and operated by Evergy prior to recording this Ordinance.

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.

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

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

Recorder

By _____
Deputy

COMMUNITY PROJECT/ZONING

220421

Ordinance Fact Sheet

Ordinance Number

Case No. CD-ROW-2022-00010

Brief Title

Reason

“Staley Corners West – Vacation of a portion of NE Barry Road.”

Details

Positions/Recommendations

GENERAL LOCATION The northern-most 114 feet of NE Barry Road between N Indiana Avenue and N Kansas Place.	
PURPOSE To privatize the northern-most 114 feet of street right-of-way to integrate it into the design of Staley Corners West.	
CITY PLAN COMMISSION This is a city-initiated vacation and as such did not go before City Plan Commission.	
BRIEF PROJECT DESCRIPTION PLAN REVIEW/ANALYSIS: The right of way to be vacated includes the northern-most portion of street right-of-way which is approximately 1200 feet long, half of which is 72 feet wide, while the other half is 113 feet wide. The right-of-way is located on NE Barry Road between N Indiana Avenue and N Kansas Place.	
There is one property directly abutting the right of way to be vacated – 8712 N Indiana Avenue, which is owned by Staley Corners LLC. This property is the location of Staley Corners West, which has been the subject site of a rezoning, development plan, and multiple final plats, all of which have been approved by council.	
No utility comment is required for this city-initiated vacation. No public access or traffic circulation problems would be created by its vacation, and no public rights would be unreasonably injured with this request. Therefore, staff recommended approval of this vacation subject to conditions.	
RECOMMENDATIONS: City Planning and Development Staff recommend approval of Case No. CD-ROW-2022-00010 based on the application, plans, and documents provided for review prior to the hearing and subject to the following conditions:	
1. The recipient of the vacated right-of-way shall establish and retain utility easement and protect facilities owned and operated by Evergy prior to authentication o	

SPONSORS	Jeffrey Williams, AICP Director, City Planning and Development
AREA AFFECTED	1 st Council District North Kansas City 250 School District
APPLICANTS/ PROPOSERS	City Initiated Vacation
OPPOSERS	Groups or Individuals None. Basis of opposition N/A
STAFF RECOMMENDATIONS	<input checked="" type="checkbox"/> For With Conditions <input type="checkbox"/> Against Reason Against
BOARD OR COMMISSION RECOMMENDATION	This application did not go before City Plan Commission <input type="checkbox"/> For <input type="checkbox"/> Against <input checked="" type="checkbox"/> no action taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
COUNCIL COMMITTEE ACTIONS	<input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold

Details

--

Policy/Program Impact

POLICY OR PROGRAM CHANGE	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
OPERATIONAL IMPACT ASSESSMENT	

Plan Submitted
March 21, 2022

for CPC of
N/A

Final CPC
N/A

Revised Plans Received
N/A

Projected Start Date
Not stated

Projected Completion or Occupancy Date

Fact Sheet Prepared by:

Jared Clements, Staff Planner, Development Management Division

Date:

March 28, 2022

Reviewed by:

Joseph Rexwinkle, AICP, Manager, Development Management Division

Date:

March 28, 2022

Reference or Case Numbers: CD-ROW-2022-00010



File #: 220424

ORDINANCE NO. 220424

Accepting and approving a grant award for a total amount of \$607,200.00 from the Missouri Department of Health and Senior Services to assist with education, surveillance, referrals to programs and resources in an effort to mitigate COVID-19 and help control risk factors for severe disease; estimating and appropriating \$607,200.00 in the Health Grants Fund; designating requisitioning authority; and authorizing an accelerated effective date.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a grant award in the amount of \$607,200.00 between the City of Kansas City, Missouri, acting through its Director of Health, and the Missouri Department of Health and Senior Services, whereby the State will provide funding to assist with education, surveillance, referrals to programs and resources in an effort to mitigate COVID-19 and help control risk factors for severe disease within Kansas City, Missouri for the period beginning February 1, 2022 through January 31, 2023, is hereby accepted and approved. A copy of the grant award agreement, in substantial form, is on file with the Director of Health.

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

23-2480-500001-479910-G50507723	Community Health Workers	\$607,200.00
---------------------------------	--------------------------	--------------

Section 3. That the sum of \$607,200.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

23-2480-505077-A-G50507723	Community Health Workers	\$575,200.00
23-2480-505077-B-G50507723	Community Health Workers	24,500.00
23-2480-505077-C-G50507723	Community Health Workers	<u>7,500.00</u>
	TOTAL	\$607,200.00

Section 4. That the Director of Health is hereby authorized to expend the sum of \$607,200.00 from funds appropriated to Account No. 23-2480-505077-G50507723.

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

..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.

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Joseph Guarino
Assistant City Attorney

LEGISLATIVE FISCAL NOTE	LEGISLATION NUMBER:	220424
--------------------------------	------------------------	--------

LEGISLATION IN BRIEF:

ELC Community Health Worker Initiative

What is the purpose of this legislation? LEGISLATIVE

for the purpose of editing, repealing, or creating a provision in the city's code of ordinances; or for stating non-monetary support. This Fiscal note should be blank

Sections 01-04 should be blank. See section 00 for more information

Does this grant require a match? Yes/No
See Section 01 for the City's Grant Match in the Current Fiscal year

Does this legislation estimate Grant Revenues? Yes/No
See Section 02 for the New Estimated Revenues by Year.

Does this legislation estimate Grant Appropriations? Yes/No
See Section 03 Below, Note all future Revenues in Section 04.

Does this grant create an ongoing expense for the city? Yes/No
See Section 04 for five years of ongoing operational Impacts.

Section 00: Notes:

FINANCIAL IMPACT OF LEGISLATION

Section 01: If applicable, where are funds appropriated in the current budget?

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23 BUD	FY 23-24 EST

Section 02: If applicable, where will new revenues be estimated?

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23 BUD	FY 23-24 EST
2480	500001	479910	G50507723	607,200.00	

Section 03: If applicable, where will appropriations be increased?

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23 BUD	FY 23-24 EST
2480	505077	Various	G50507723	607,200.00	

NET IMPACT ON OPERATIONAL BUDGET **RESERVE STATUS:**

SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)

FUND	FUND NAME	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	All Outyears
2480	Health Grants Fund	607,200						
1000		-						
1000		-						
1000		-						
TOTAL REV		607,200	-	-	-	-	-	-

FUND	FUND NAME	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	All Outyears
2480	Health Grants Fund	607,200						
1000								
1000								
1000								
TOTAL EXP		607,200	-	-	-	-	-	-

NET Per-YEAR IMPACT -

NET IMPACT (SIX YEARS) -

REVIEWED BY Vickie Watson DATE 5/17/2022

ELC Community Health Worker Initiative		Budget	
Object Line	FY23	Total	
A01100 Personnel	\$575,200	\$575,200	
A Personnel Services	\$575,200	\$575,200	
B10360 Training	\$24,500	\$24,500	
B Training Services	\$24,500	\$24,500	
C21100 Office Supplies	\$7,500	\$7,500	
C Commodities Services	\$7,500	\$7,500	
TOTAL	\$607,200	\$607,200	

ELC Community Health Worker Initiative

Revenues

Account Number	Revenue Account Title	Current Budget Estimate	Revised Estimate	Dollar Change
23-2480-500001-479910-G50507723	Community Health Workers	\$ -	\$ 607,200	\$ 607,200

Appropriations

Account Number	Appropriation Account Title	Current	Revised Estimate	Dollar Change
23-2480-505077-A-G50507723	Community Health Workers	\$ -	\$ 575,200	\$ 575,200
23-2480-505077-B-G50507723	Community Health Workers	\$ -	\$ 24,500	\$ 24,500
23-2480-505077-C-G50507723	Community Health Workers	\$ -	\$ 7,500	\$ 7,500
		\$ -	\$ 607,200	\$ 607,200



File #: 220425

ORDINANCE NO. 220425

Reducing an appropriation in the amount of \$783,266.00 in the Central City Economic Development Sales Tax Fund; appropriating \$783,266.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with GEM Theater Cultural and Performing Arts Center, Inc in the amount of \$783,266.00 for the purpose of constructing an affordable housing development located at 2033 Vine Street. ****This item will be held for 1 week.****

WHEREAS, GEM Theater Cultural and Performing Arts Center, Inc (“Developer”) has proposed to construct the 21 Vine Live/Work Townhomes, a residential facility which includes 5 residential units to be located in Wendell Phillips neighborhood along East 21st Street and Vine Street (the “Project Site”); and

WHEREAS, Developers proposal will provide 3 units of affordable housing for families, and 2 market rate units of affordable housing for families with incomes between 40% - 60% of AMI; and

WHEREAS, Developers proposal includes two-bedroom 2½ bathrooms, a studio working spaces, covered garages, and walkout balconies; and

WHEREAS, the Developer’s proposal contemplates a financing package that includes Central City Economic Development Sales Tax Funds; and

WHEREAS, the Developer requested a public contribution of \$783,266.00 and the Central City Economic Development Sales Tax Board has recommended that funding be approved in the amount of \$783,266.00; and

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

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.

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Joseph Guarino
Assistant City Attorney

LEGISLATIVE FACT SHEET		Legislation Number:	
		Approval Deadline:	
LEGISLATION IN BRIEF:			
What is the reason for this legislation?	Fact Sheet Color Codes User Entered Field User Select From Menu For OMB Use		
	Sponsor(s) Programs, Departments, or Groups Affected Sub-Program in Budget (page #)		
Discussion (including relationship to other Council acitons)	Applicants/ Proponents	City Department	
		Other	
	Staff Recommendation		
	Board or Commission Recommendation		
	Future Impacts		
	Cost of Legislation current Fiscal Year		
	Costs in Future Fiscal Years?		
Citywide Business Plan Goal	Annual Revenue Increase/Decrease		
Citywide Business Plan Objective	Applicable Dates:		
	Prepared by:		
	Date Prepared:		
Citywide Business Plan Strategy	Reviewed by:		
	Date Reviewed		
	Reference Numbers		



File #: 220426

ORDINANCE NO. 220426

Reducing an appropriation in the amount of \$1,500,000.00 in the Central City Economic Development Sales Tax Fund; appropriating \$1,500,000.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Ivanhoe Neighborhood Council in the amount of \$1,500,000.00 for the purpose of constructing a transitional housing development located at 2005 East 35th Street. ****This item will be held for 1 week.****

WHEREAS, Ivanhoe Neighborhood Council (“Developer”) has proposed to construct the Heroes Home Gate Transitional Home Expansion a residential facility which includes 24 residential units to be located in Ivanhoe neighborhood along East 35th Street and Euclid Avenue (the “Project Site”); and

WHEREAS, Developers proposal will provide 24 transitional units for veterans at no cost to the veterans; and

WHEREAS, Developers proposal includes lead-contaminated soil remediation, site preparation, new public, and building construction; and

WHEREAS, the Developer’s proposal contemplates a financing package that includes Central City Economic Development Sales Tax Funds; and

WHEREAS, the Developer requested a public contribution of \$1,500,000.00 and the Central City Economic Development Sales Tax Board has recommended that funding be approved in the amount of \$1,500,000.00; and

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

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

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

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the appropriation in the following account of the Central City Economic Development Sales Tax Fund, Fund No. 2200, is hereby reduced by the following amount:

23-2200-552047-B	Contractual Services	\$1,500,000.00
------------------	----------------------	----------------

Section 2. That the following amount is hereby appropriated from the Unappropriated Fund Balance of the Central City Economic Development Sales Tax Fund, Fund No. 2200, to the following account:

23-2200-555998-B-619080-55HHGTTRHMEX	Heroes Home Gate	\$1,500,000.00
--------------------------------------	------------------	----------------

Section 3. That the Director of the Housing and Community Development Department is hereby authorized to execute a Funding Agreement with Ivanhoe Neighborhood Council for the purposes contemplated herein in an amount not to exceed \$1,500,000.00, to be paid from funds previously appropriated to Account No. 23-2200-555998-B-619080-55HHGTTRHMEX in the Central City Economic Development Sales Tax Fund.

Section 4. That the City Manager is directed to negotiate a funding agreement that: 1) provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program; and 2) requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

..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.

Tammy L. Queen

Director of Finance

Approved as to form and legality:

Joseph Guarino
Assistant City Attorney

LEGISLATIVE FACT SHEET		Legislation Number:	
		Approval Deadline:	
LEGISLATION IN BRIEF:			
What is the reason for this legislation?	Fact Sheet Color Codes User Entered Field User Select From Menu For OMB Use		
	Sponsor(s)		
Discussion (including relationship to other Council acitons)	Programs, Departments, or Groups Affected		
	Sub-Program in Budget (page #)		
Citywide Business Plan Goal	Applicants/ Proponents	City Department	
Citywide Business Plan Objective		Other	
Citywide Business Plan Strategy	Staff Recommendation		
	Board or Commission Recommendation		
	Future Impacts		
	Cost of Legislation current Fiscal Year		
	Costs in Future Fiscal Years?		
	Annual Revenue Increase/Decrease		
	Applicable Dates:		
	Prepared by:		
	Date Prepared:		
	Reviewed by:		
	Date Reviewed		
	Reference Numbers		



File #: 220427

ORDINANCE NO. 220427

Reducing an appropriation in the amount of \$545,000.00 in the Central City Economic Development Sales Tax Fund; appropriating \$545,000.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Ivanhoe Neighborhood Council in the amount of \$545,000.00 for the purpose of rehabilitation of existing homes including administrative fees and liaison expenses.

****This item will be held for 1 week.****

WHEREAS, Ivanhoe Neighborhood Council (“Developer”) has proposed to rehabilitate existing homes within the boundaries of the Ivanhoe Neighborhood (the “Project Site”); and

WHEREAS, Developers proposal includes roof, electrical, plumbing, HVAC, water heaters, kitchen remodels, bathroom remodels, and accessibility issues; and

WHEREAS, the Developer’s proposal contemplates a financing package that includes Central City Economic Development Sales Tax Funds; and

WHEREAS, the Developer requested a public contribution of \$545,000.00 and the Central City Economic Development Sales Tax Board has recommended that funding be approved in the amount of \$545,000.00; and

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

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

WHEREAS, the contributions contemplated by the Funding Agreement are limited to

those which have been determined to be needed for the purpose of ensuring that the project proceeds, and but for their contribution, the project would not proceed, to the detriment of the public interest; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the appropriation in the following account of the Central City Economic Development Sales Tax Fund, Fund No. 2200, is hereby reduced by the following amount:

23-2200-552047-B	Contractual Services	\$545,000.00
------------------	----------------------	--------------

Section 2. That the following amount is hereby appropriated from the Unappropriated Fund Balance of the Central City Economic Development Sales Tax Fund, Fund No. 2200, to the following account:

23-2200-555998-B-619080-55IVNHMHRPR	Ivanhoe Minor Home Repair	\$545,000.00
-------------------------------------	------------------------------	--------------

Section 3. That the Director of the Housing and Community Development Department is hereby authorized to execute a Funding Agreement with Ivanhoe Neighborhood Council for the purposes contemplated herein in an amount not to exceed \$545,000.00, to be paid from funds previously appropriated to Account No. 23-2200-555998-B-619080-55IVNHMHRPR in the Central City Economic Development Sales Tax Fund.

Section 4. That the City Manager is directed to negotiate a funding agreement that: 1) provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program; and 2) requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

..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.

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Joseph Guarino
Assistant City Attorney

LEGISLATIVE FACT SHEET		Legislation Number:		
LEGISLATION IN BRIEF:		Approval Deadline:		
What is the reason for this legislation?	Fact Sheet Color Codes			
	User Entered Field			
	User Select From Menu			
	For OMB Use			
	Sponsor(s)			
	Programs, Departments, or Groups Affected			
	Sub-Program in Budget (page #)			
	Discussion (including relationship to other Council acitons)	Applicants/ Proponents	City Department	
			Other	
		Staff Recommendation		
Board or Commission Recommendation				
Future Impacts				
Citywide Business Plan Goal	Cost of Legislation current Fiscal Year			
	Costs in Future Fiscal Years?			
Citywide Business Plan Objective	Annual Revenue Increase/Decrease			
	Applicable Dates:			
	Prepared by:			
Citywide Business Plan Strategy	Date Prepared:			
	Reviewed by:			
	Date Reviewed			
	Reference Numbers			



File #: 220428

ORDINANCE NO. 220428

Reducing an appropriation in the amount of \$250,000.00 in the Central City Economic Development Sales Tax Fund; appropriating \$250,000.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Jerusalem Farm, Inc., in the amount of \$250,000.00 for the purpose of rehabilitation of existing homes including administrative fees and liaison expenses. ****This item will be held for 1 week.****

WHEREAS, Jerusalem Farm, Inc. ("Developer") has proposed to rehabilitate existing homes and expand its Code Abatement Project, servicing residential units located in Independence Plaza neighborhood from East 9th Street to Truman Road between and The Paseo Boulevard and Indiana Avenue (the "Project Site"); and

WHEREAS, Developers proposal includes reducing code violations as it pertains to the City of Kansas City, Missouri and providing minor home repair for items such as roof, electrical, plumbing, and HVAC; and

WHEREAS, the Developer's proposal contemplates a financing package that includes Central City Economic Development Sales Tax Funds; and

WHEREAS, the Developer requested a public contribution of \$250,000.00 and the Central City Economic Development Sales Tax Board has recommended that funding be approved in the amount of \$250,000.00; and

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

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to contribute certain revenues in an amount needed to cause the project to be undertaken and

attract the necessary private investment; and

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the appropriation in the following account of the Central City Economic Development Sales Tax Fund, Fund No. 2200, is hereby reduced by the following amount:

23-2200-552047-B	Contractual Services	\$250,000.00
------------------	----------------------	--------------

Section 2. That the following amount is hereby appropriated from the Unappropriated Fund Balance of the Central City Economic Development Sales Tax Fund, Fund No. 2200, to the following account:

23-2200-555998-B-619080- 55JRSLMFRM	Jerusalem Farm	\$250,000.00
-------------------------------------	----------------	--------------

Section 3. That the Director of the Housing and Community Development Department is hereby authorized to execute a Funding Agreement with Jerusalem Farm for the purposes contemplated herein in an amount not to exceed \$250,000.00, to be paid from funds previously appropriated to Account No. 23-2200-555998-B-619080- 55JRSLMFRM in the Central City Economic Development Sales Tax Fund.

Section 4. That the City Manager is directed to negotiate a funding agreement that: 1) provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program; and 2) requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

..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.

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Joseph Guarino
Senior Associate City Attorney

LEGISLATIVE FACT SHEET		Legislation Number:									
		Approval Deadline:									
LEGISLATION IN BRIEF:											
What is the reason for this legislation?	Fact Sheet Color Codes User Entered Field User Select From Menu For OMB Use										
	Sponsor(s) Programs, Departments, or Groups Affected Sub-Program in Budget (page #)										
Discussion (including relationship to other Council acitons)	<table border="1"> <tr> <td data-bbox="808 919 1081 1087" rowspan="2">Applicants/ Proponents</td> <td data-bbox="1081 919 1469 961">City Department</td> </tr> <tr> <td data-bbox="1081 961 1469 1003">Other</td> </tr> <tr> <td data-bbox="808 1087 1081 1129">Staff Recommendation</td> <td data-bbox="1081 1087 1469 1129"></td> </tr> <tr> <td data-bbox="808 1129 1081 1213" rowspan="2">Board or Commission Recommendation</td> <td data-bbox="1081 1129 1469 1171"></td> </tr> <tr> <td data-bbox="1081 1171 1469 1213"></td> </tr> </table>			Applicants/ Proponents	City Department	Other	Staff Recommendation		Board or Commission Recommendation		
Applicants/ Proponents	City Department										
	Other										
Staff Recommendation											
Board or Commission Recommendation											
	Future Impacts <table border="1"> <tr> <td data-bbox="808 1371 1081 1455">Cost of Legislation current Fiscal Year</td> <td data-bbox="1081 1371 1469 1455"></td> </tr> <tr> <td data-bbox="808 1455 1081 1535">Costs in Future Fiscal Years?</td> <td data-bbox="1081 1455 1469 1535"></td> </tr> <tr> <td data-bbox="808 1535 1081 1619">Annual Revenue Increase/Decrease</td> <td data-bbox="1081 1535 1469 1619"></td> </tr> </table>			Cost of Legislation current Fiscal Year		Costs in Future Fiscal Years?		Annual Revenue Increase/Decrease			
Cost of Legislation current Fiscal Year											
Costs in Future Fiscal Years?											
Annual Revenue Increase/Decrease											
Citywide Business Plan Goal	Applicable Dates:										
Citywide Business Plan Objective	Prepared by:										
	Date Prepared:										
Citywide Business Plan Strategy	Reviewed by:										
	Date Reviewed										
	Reference Numbers										



File #: 220429

ORDINANCE NO. 220429

Reducing an appropriation in the amount of \$668,232.00 in the Central City Economic Development Sales Tax Fund; appropriating \$668,232.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Monarque Advisory, LLC, in the amount of \$668,232.00 for the purpose of redeveloping and constructing affordable housing development located at 2904 E. 23rd Street and 2914 E. 23rd Street. ****This item will be held for 1 week.****

WHEREAS, Monarque Advisory, LLC (“Developer”) has proposed to construct the Washington Wheatley Development Project, a residential facility which includes 8 residential units to be located in Washington Wheatley neighborhood along East 23rd Street and Agnes Avenue (the “Project Site”); and

WHEREAS, Developers proposal will provide 8 units of affordable housing for families with incomes at 80% of AMI; and

WHEREAS, development will include two-bedrooms with two-bathroom units, parking, curbs and sidewalks, landscape, framing, drywall, electrical, lighting, plumbing, HVAC, sheetrock, flooring, windows, decks and solar panels; and

WHEREAS, the Developer’s proposal contemplates a financing package that includes Central City Economic Development Sales Tax Funds; and

WHEREAS, the Developer requested a public contribution of \$668,232.00 and the Central City Economic Development Sales Tax Board has recommended that funding be approved in the amount of \$668,232.00; and

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

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the appropriation in the following account of the Central City Economic Development Sales Tax Fund, Fund No. 2200, is hereby reduced by the following amount:

23-2200-552047-B	Contractual Services	\$668,232.00
------------------	----------------------	--------------

Section 2. That the following amount is hereby appropriated from the Unappropriated Fund Balance of the Central City Economic Development Sales Tax Fund, Fund No. 2200, to the following account:

23-2200-555998-B-619080-55MNQADVDEV	Monaque Advisory Dev.	\$668,232.00
-------------------------------------	-----------------------	--------------

Section 3. That the Director of the Housing and Community Development Department is hereby authorized to execute a Funding Agreement with Monarque Advisory, LLC for the purposes contemplated herein in an amount not to exceed \$668,232.00, to be paid from funds previously appropriated to Account No. 23-2200-555998-B-619080-55MNQADVDEV in the Central City Economic Development Sales Tax Fund.

Section 4. That the City Manager is directed to negotiate a funding agreement that: 1) provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program; and 2) requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

..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.

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Joseph Guarino
Senior Associate City Attorney

LEGISLATIVE FACT SHEET		Legislation Number:	
		Approval Deadline:	
LEGISLATION IN BRIEF:			
<p>What is the reason for this legislation?</p>	<p>Fact Sheet Color Codes</p> <p>User Entered Field</p> <p>User Select From Menu</p> <p>For OMB Use</p>		
<p>Discussion (including relationship to other Council acitons)</p>	<p>Sponsor(s)</p>		
<p>Citywide Business Plan Goal</p> <p>Citywide Business Plan Objective</p> <p>Citywide Business Plan Strategy</p>	<p>Programs, Departments, or Groups Affected</p>		
	<p>Sub-Program in Budget (page #)</p>		
	<p>Applicants/ Proponents</p>	<p>City Department</p>	
		<p>Other</p>	
	<p>Staff Recommendation</p>		
	<p>Board or Commission Recommendation</p>		
	<p>Future Impacts</p>		
	<p>Cost of Legislation current Fiscal Year</p>		
	<p>Costs in Future Fiscal Years?</p>		
<p>Annual Revenue Increase/Decrease</p>			
<p>Applicable Dates:</p>			
<p>Prepared by:</p>			
<p>Date Prepared:</p>			
<p>Reviewed by:</p>			
<p>Date Reviewed</p>			
<p>Reference Numbers</p>			



File #: 220430

ORDINANCE NO. 220430

*Reducing an appropriation in the amount of \$3,600,000.00 in the Central City Economic Development Fund; appropriating \$3,600,000.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Promise Place, LLC in the amount of \$3,600,000.00 for the purpose of constructing an affordable housing development located at 4423 Olive Street. ****This item will be held for 1 week.*****

WHEREAS, Promise Place, LLC (“Developer”) has proposed to construct the Promise Place, a residential facility which includes 101 residential units to be located in Ivanhoe neighborhood along 44th Street and 45th Street between Olive Street and Wabash Avenue (the “Project Site”); and

WHEREAS, Developers proposal will provide 101 units of affordable housing for families with incomes between 30% - 60% of AMI; and

WHEREAS, development will include one, two- and three-bedroom units, a community room, leasing office, and fitness center; and

WHEREAS, the Developer’s proposal contemplates a financing package that includes Central City Economic Development Sales Tax Funds; and

WHEREAS, the Developer requested a public contribution of \$3,600,000.00 and the Central City Economic Development Sales Tax Board has recommended that funding be approved in the amount of \$3,600,000.00; and

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

WHEREAS, the City desires to encourage the Developer to carry out the project for the

purpose of realizing these predominantly public purposes by entering into an agreement to contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the appropriation in the following account of the Central City Economic Development Sales Tax Fund, Fund No. 2200, is hereby reduced by the following amount:

23-2200-552047-B	Contractual Services	\$3,600,000.00
------------------	----------------------	----------------

Section 2. That the following amount is hereby appropriated from the Unappropriated Fund Balance of the Central City Economic Development Sales Tax Fund, Fund No. 2200, to the following account:

23-2200-555998-B-619080-55PROMPLCE	Promise Place	\$3,600,000.00
------------------------------------	---------------	----------------

Section 3. That the Director of the Housing and Community Development Department is hereby authorized to execute a Funding Agreement with Promise Place, LLC for the purposes contemplated herein in an amount not to exceed \$3,600,000.00, to be paid from funds previously appropriated to Account No. 23-2200-555998-B-619080-55PROMPLCE in the Central City Economic Development Sales Tax Fund.

Section 4. That the City Manager is directed to negotiate a funding agreement that: 1) provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program; and 2) requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

..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.

Tammy L. Queen

Director of Finance

Approved as to form and legality:

Joseph Guarino
Assistant City Attorney

LEGISLATIVE FACT SHEET		Legislation Number:	
		Approval Deadline:	
LEGISLATION IN BRIEF:			
<p>What is the reason for this legislation?</p>	<p align="center">Fact Sheet Color Codes</p> <p align="center">User Entered Field</p> <p align="center">User Select From Menu</p> <p align="center">For OMB Use</p>		
<p>Discussion (including relationship to other Council actions)</p>	<p align="center">Sponsor(s)</p>		
<p>Citywide Business Plan Goal</p> <p>Citywide Business Plan Objective</p> <p>Citywide Business Plan Strategy</p>	<p align="center">Programs, Departments, or Groups Affected</p>		
	<p align="center">Sub-Program in Budget (page #)</p>		
	<p align="center">Applicants/ Proponents</p>		<p align="center">City Department</p>
			<p align="center">Other</p>
	<p>Staff Recommendation</p>		
	<p>Board or Commission Recommendation</p>		
	<p align="center">Future Impacts</p>		
	<p>Cost of Legislation current Fiscal Year</p>		
	<p>Costs in Future Fiscal Years?</p>		
<p>Annual Revenue Increase/Decrease</p>			
<p>Applicable Dates:</p>			
<p>Prepared by:</p>			
<p>Date Prepared:</p>			
<p>Reviewed by:</p>			
<p>Date Reviewed</p>			
<p>Reference Numbers</p>			



File #: 220431

ORDINANCE NO. 220431

Reducing an appropriation in the amount of \$1,500,000.00 in the Central City Economic Development Sales Tax Fund; appropriating \$1,500,000.00 from the Unappropriated Fund Balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Zhou B Art Center, LLC, in the amount of \$1,500,000.00 for the purpose of repurposing, preserving, acquiring and rehabilitating historic building located at 1801 E. 18th Street. ****This item will be held for 1 week.****

WHEREAS, Zhou B Art Center, LLC (“Developer”) has proposed to rehabilitate the Crispus Attucks School for the purposes of establishing the Zhou B Art Center of Kansas City, in the 18th & Vine Jazz District;

WHEREAS, the building will increase neighborhood capacity and accessibility to cultural, artistic, educational programs and space for community events to be located along Woodland Avenue between 18th Street and 19th Street in the Wendell Phillips Neighborhood (the “Project Site”); and

WHEREAS, Developers proposal includes land acquisition and construction resulting in the creation of a world renown art center bringing prestige and economic growth to the 18th & Vine District; and

WHEREAS, the Developer’s proposal contemplates a financing package that includes Central City Economic Development Sales Tax Funds; and

WHEREAS, the Developer requested a public contribution of \$2,200,000.00 and the Central City Economic Development Sales Tax Board has recommended that funding be approved in the amount of \$1,500,000.00; and

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

WHEREAS, the City desires to encourage the Developer to carry out the project for the purpose of realizing these predominantly public purposes by entering into an agreement to contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the appropriation in the following account of the Central City Economic Development Sales Tax Fund, Fund No. 2200, is hereby reduced by the following amount:

23-2200-552047-B	Contractual Services	\$1,500,000.00
------------------	----------------------	----------------

Section 2. That the following amount is hereby appropriated from the Unappropriated Fund Balance of the Central City Economic Development Sales Tax Fund, Fund No. 2200, to the following account:

23-2200-555998-B-619080-55ZHOU BARTKC	Zhou B Art Center	\$1,500,000.00
---------------------------------------	-------------------	----------------

Section 3. That the Director of the Housing and Community Development Department is hereby authorized to execute a Funding Agreement with Zhou B Art Center, LLC for the purposes contemplated herein in an amount not to exceed \$1,500,000.00, to be paid from funds previously appropriated to Account No. 23-2200-555998-B-619080-55ZHOU BARTKC in the Central City Economic Development Sales Tax Fund.

Section 4. That the City Manager is directed to negotiate a funding agreement that: 1) provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program; and 2) requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

..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.

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Joseph Guarino
Assistant City Attorney

LEGISLATIVE FACT SHEET		Legislation Number:			
		Approval Deadline:			
LEGISLATION IN BRIEF:					
What is the reason for this legislation?		Fact Sheet Color Codes User Entered Field User Select From Menu For OMB Use			
Discussion (including relationship to other Council acitons)		Sponsor(s)			
		Programs, Departments, or Groups Affected			
		Sub-Program in Budget (page #)			
				City Department	
				Applicants/ Proponents	
				Other	
		Staff Recommendation			
		Board or Commission Recommendation			
				Future Impacts	
				Cost of Legislation current Fiscal Year	
Costs in Future Fiscal Years?					
Citywide Business Plan Goal		Annual Revenue Increase/Decrease			
Citywide Business Plan Objective		Applicable Dates:			
Citywide Business Plan Strategy		Prepared by:			
		Date Prepared:			
		Reviewed by:			
		Date Reviewed			
		Reference Numbers			

REVIEWED BY

Robyn Cottin

DATE

5/11/2022

reducing an appropriation in the amount of \$1,500,000 in the Central City Economic Development Sales Tax Fund; appropriating \$1,500,000 from the unappropriated fund balance in the Central City Economic Development Sales Tax Fund; and authorizing the Director of the Housing and Community Development Department to negotiate and execute a Funding Agreement with Zhou B Art Center, LLC in the amount of \$1,500,000.00 for the purpose of repurposing, preserving, acquiring and rehabilitating historic building located at 1801 E 18th Street.

APPROVED BY:

DATE

APPROVED BY: DEPARTMENT HEAD

DATE

Robyn Cottin

5/11/2022



File #: 220432

ORDINANCE NO. 220432

Accepting and approving 2 one-year contracts in the amounts of \$61,000.00 and \$118,000.00 with the Missouri Department of Health and Senior Services to provide funding for children and youth with special health care needs; and designating requisitioning authority.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That contracts between the City of Kansas City, Missouri, acting through its Director of Health, and the Missouri Department of Health and Senior Services, whereby the Missouri Department of Health and Senior Services will provide funding for children and youth with special health care needs for the period of July 1, 2022 through June 30, 2023, for total amounts not to exceed \$61,000.00 for Region 1 and \$118,000.00 for Region 2, for a total amount of \$179,000.00 are hereby accepted and approved. Copies of the contracts, in substantial form, are attached hereto and made a part hereof by reference.

Section 2. That the Director of Health is hereby authorized to expend the sum of \$50,833.00 from funds appropriated to Account No. 23-2480-505426-G50542624A and \$98,334.00 from funds appropriated to Account No. 23-2480-505426-G50542624B for the aforesaid contracts.

..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.

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Joseph Guarino

Assistant City Attorney

LEGISLATIVE FISCAL NOTE

LEGISLATION
NUMBER:

220432

LEGISLATION IN BRIEF:

Children & Youth with Special Health Care Needs Service Coordination

What is the purpose of this legislation?

LEGISLATIVE

for the purpose of editing, repealing, or creating a provision in the city's code of ordinances; or for stating non-monetary support. This Fiscal note should be blank

Sections 01-04 should be blank. See section 00 for more information

Does this grant require a match?

NO

Yes/No

See Section 01 for the City's Grant Match in the Current Fiscal year

Does this legislation estimate Grant Revenues?

NO

Yes/No

See Section 02 for the New Estimated Revenues by Year.

Does this legislation estimate Grant Appropriations?

NO

Yes/No

See Section 03 Below, Note all future Revenues in Section 04.

Does this grant create an ongoing expense for the city?

NO

Yes/No

See Section 04 for five years of ongoing operational Impacts.

Section 00: Notes:

FINANCIAL IMPACT OF LEGISLATION

Section 01: If applicable, where are funds appropriated in the current budget?

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23 BUD	FY 23-24 EST
2480	505426	Various	G50542624A/B	149,167.00	29,833.00

Section 02: If applicable, where will new revenues be estimated?

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23 BUD	FY 23-24 EST

Section 03: If applicable, where will appropriations be increased?

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23 BUD	FY 23-24 EST

NET IMPACT ON OPERATIONAL BUDGET

-	-
---	---

RESERVE STATUS:

SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)

FUND	FUND NAME	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	All Outyears
2480	Health Grants Fund	149,167	29,833					
1000		-						
1000		-						
1000		-						
TOTAL REV		149,167	29,833	-	-	-	-	-

FUND	FUND NAME	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	All Outyears
2480	Health Grants Fund	149,167	29,833					
1000								
1000								
1000								
TOTAL EXP		149,167	29,833	-	-	-	-	-

NET Per-YEAR IMPACT	-	-	-	-	-	-	-	-
----------------------------	---	---	---	---	---	---	---	---

NET IMPACT (SIX YEARS)	-
--------------------------------	---

REVIEWED BY

Kimberlee Sawyer

DATE

5/17/2022

Children & Youth with Special Health Care Needs Service Coordination

Revenues

Account Number	Revenue Account Title	Current Estimate	Revised Estimate	Dollar Change
23-2480-500001-472880-G50542624A	Children & Youth w/Spec. Health Care Needs	\$50,833	\$50,833	\$0
23-2480-500001-472880-G50542624B	Children & Youth w/Spec. Health Care Needs	\$98,334	\$98,334	\$0
		\$149,167	\$149,167	\$0

Appropriations

Account Number	Expense	Current Estimate	Revised Estimate	Dollar Change
23-2480-505426-A-G50542624A	Children & Youth w/Spec. Health Care Needs	45,834	45,834	\$0
23-2480-505426-B-G50542624A	Children & Youth w/Spec. Health Care Needs	4,167	4,167	\$0
23-2480-505426-C-G50542624A	Children & Youth w/Spec. Health Care Needs	832	832	\$0
		50,833	50,833	\$0

Account Number	Expense Account Title	Current Estimate	Revised Estimate	Dollar Change
23-2480-505426-A-G50542624B	Children & Youth w/Spec. Health Care Needs	98,334	98,334	\$0
		98,334	98,334	\$0

**Children & Youth with Special Health Care Needs Service
Coordination**

Region 1

Object Line	FY23	FY24	Total
A01100 Personnel Services	\$45,834	\$9,166	\$55,000
A Personnel Services	\$45,834	\$9,166	\$55,000
B 12550 Contractual Services	\$4,167	\$833	\$5,000
B Contractual Services	\$4,167	\$833	\$5,000
C21100 Commodities	\$832	\$168	\$1,000
C Commodities Services	\$832	\$168	\$1,000
TOTAL	\$50,833	\$10,167	\$61,000

Region 2

Object Line	FY23	FY24	Total
A01100 Personnel Services	\$98,334	\$19,666	\$118,000
A Personnel Services	\$98,334	\$19,666	\$118,000
TOTAL	\$98,334	\$19,666	\$118,000



File #: 220433

ORDINANCE NO. 220433

Approving the Substantial Amendment to 2017-2021 One Year Action Plan to reprogram funding for the HOME Investment Partnership Program in the amount of \$1,546,887.00; authorizing the Housing and Community Development Department to execute contracts; designating requisitioning authority.

WHEREAS, the City of Kansas City will provide funding for public services under COVID-CDBG public service, CDBG funding for housing through the Department of Housing and Urban Development in the HOME Investment Partnership Program.

WHEREAS, funding will be used to provide low to moderate income households to promote housing and community development throughout the City of Kansas City. NOW, THEREFORE:

BE IT ORDAINED BY THE COUNCIL OF Kansas City:

Section 1. That the revenue is estimated in the amount of \$1,546,887.00 to the following accounts:

23-2940-570001-476050-G57HOME17	HUD Grant Revenue	\$ 387,480.00
23-2940-570001-476050-G57HOME18	HUD Grant Revenue	809,407.00
23-2940-570001-476050-G57HOME20	HUD Grant Revenue	100,000.00
23-2940-570001-476050-G57HOME21	HUD Grant Revenue	<u>250,000.00</u>
	TOTAL	\$1,546,887.00

Section 2. That the revenue is reduced from the following account:

23-2940-120001-476050-G57HOME21	Finance Grant Revenue	\$ 250,000.00
---------------------------------	-----------------------	---------------

Section 3. That the sum of \$1,546,887.00 is hereby appropriated from the Unappropriated Fund Balance for the following account in the HOME Investment Partnership Program Fund

23-2940-575326-B-G57HOME17	Housing	\$ 387,480.00
23-2940-575326-B-G57HOME18	Housing	809,407.00
23-2940-575326-B-G57HOME20	Housing	100,000.00
23-2940-575326-B-G57HOME21	Housing	<u>250,000.00</u>
	TOTAL	\$1,546,887.00

Section 4. That the appropriations are hereby reduced in the following account string:

23-2940-125004-B-G57HOME21	Grant Reprogram Hold	\$ 250,000.00
----------------------------	----------------------	---------------

Section 5. That the Director of Housing and Community Development Department is hereby authorized to expend up \$1,546,887.00 from funds appropriated to the HOME Investment Fund to satisfy the costs of the following multifamily housing construction contracts.

23-2940-575326-B-G57HOME17	Oak Park Townhomes	\$ 387,480.00
23-2940-575326-B-G57HOME20	Oak Park Townhomes	100,000.00
23-2940-575326-B-G57HOME18	Oak Park Townhomes	259,407.00
23-2940-575326-B-G57HOME18	Historic Oglesby Apartments	550,000.00
23-2940-575326-B-G57HOME21	27 th Street Townhomes Phase II	<u>250,000.00</u>
	TOTAL	\$1,546,887.00

Section 6. That the Director of Housing and Community Development Department is hereby designated as the requisitioning authority.

..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.

Tammy L. Queen
Director of Finance

Approved as to form and legality

Joseph A. Guarino
Senior Associate City Attorney

LEGISLATIVE FACT SHEET		Legislation Number:	220433	
		Approval Deadline:		
LEGISLATION IN BRIEF:				
What is the reason for this legislation?		Fact Sheet Color Codes		
		User Entered Field		
		User Select From Menu		
		For OMB Use		
		Sponsor(s)		
		Programs, Departments, or Groups Affected		
		Sub-Program in Budget (page #)		
		Applicants/ Proponents	City Department	
			Other	
		Staff Recommendation		
		Board or Commission Recommendation		
		Future Impacts		
Cost of Legislation current Fiscal Year				
Costs in Future Fiscal Years?				
Annual Revenue Increase/Decrease				
Applicable Dates:				
Prepared by:				
Date Prepared:				
Reviewed by:				
Date Reviewed				
Reference Numbers				
Discussion (including relationship to other Council acitons)				
Citywide Business Plan Goal				
Citywide Business Plan Objective				
Citywide Business Plan Strategy				

LEGISLATIVE FISCAL NOTE

LEGISLATION
NUMBER:

220433

LEGISLATION IN BRIEF:

Approving the Substantial Amendment to reprogram funds from the 2017-2021 in the HOME Investment Partnership and authorizing the Housing and Community Development Department to execute Contracts.

What is the purpose of this legislation?

LEGISLATIVE

for the purpose of editing, repealing, or creating a provision in the city's code of ordinances; or for stating non-monetary support. This Fiscal note should be blank

Sections 01-04 should be blank. See section 00 for more information

Does this grant require a match?

NO

Yes/No

Does this legislation estimate Grant Revenues?

YES

Yes/No

Does this legislation estimate Grant Appropriations?

YES

Yes/No

Does this grant create an ongoing expense for the city?

NO

Yes/No

Section 00: Notes:

The ordinance estimates and appropriaties reprogrammed HOME grant dollars into FY2022-23 budget.

FINANCIAL IMPACT OF LEGISLATION

Section 01: If applicable, where are funds appropriated in the current budget?

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23 BUD	FY 23-24 EST

Section 02: If applicable, where will new revenues be estimated?

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23 BUD	FY 23-24 EST
2940	570001	476050	G57HOME17	387,480	
2940	570001	476050	G57HOME18	809,407	
2940	570001	476050	G57HOME20	100,000	
2940	570001	476050	G57HOME21	250,000	
2940	120001	476050	G57HOME21	(250,000)	

Section 03: If applicable, where will appropriations be increased?

FUND	DEPTID	ACCOUNT	PROJECT	FY 22-23 BUD	FY 23-24 EST
2940	575326	B	G57HOME17	387,480	
2940	575326	B	G57HOME18	809,407	
2940	575326	B	G57HOME20	100,000	
2940	575326	B	G57HOME21	250,000	
2940	125004	B	G57HOME21	(250,000)	

NET IMPACT ON OPERATIONAL BUDGET

RESERVE STATUS:

REVENUE SUPPORTED

SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)

FUND	FUND NAME	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	All Outyears
2940	HOME Investment	1,546,887						
TOTAL REV		1,546,887	-	-	-	-	-	-

FUND	FUND NAME	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	All Outyears
2940	HOME Investment	1,546,887						
TOTAL EXP		1,546,887	-	-	-	-	-	-

NET Per-YEAR IMPACT - - - - - - -

NET IMPACT (SIX YEARS) -

REVIEWED BY

DATE

5/17/2022

APPROVED BY:

DATE

APPROVED BY: DEPARTMENT HEAD

DATE



APPROPRIATION TRANSACTION
CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: **Housing and Community Development Department**

BUSINESS UNIT: **KCMBU** DATE: **5/5/2022** JOURNAL ID: _____

LEDGER GROUP: _____ APPROP: _____ BUDGET PERIOD: _____

<u>FUND</u>	<u>DEPT ID</u>	<u>ACCOUNT</u>	<u>PROJECT</u>	<u>AMOUNT</u>
2940	125004	B	G57HOME21	(250,000.00)
TOTAL				(250,000.00)

BUSINESS UNIT: **KCMBU** DATE: **5/15/2019** JOURNAL ID: _____

LEDGER GROUP: _____ ADMIN: _____ BUDGET PERIOD: _____

<u>FUND</u>	<u>DEPT ID</u>	<u>ACCOUNT</u>	<u>PROJECT</u>	<u>AMOUNT</u>
2940	125004	619850	G57HOME21	(\$250,000.00)
TOTAL				(250,000.00)

DESCRIPTION:
Appropriating from the Unappropriated Fund Balance for the HOME Investment Partnership Fund.

APPROVED BY: _____ DATE: _____ APPROVED BY: DEPARTMENT HEAD _____ DATE: _____



APPROPRIATION TRANSACTION
CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: **Housing and Community Development Department**

BUSINESS UNIT: **KCMBU** DATE: **5/5/2022** JOURNAL ID: _____

LEDGER GROUP: _____ APPROP: _____ BUDGET PERIOD: _____

<u>FUND</u>	<u>DEPT ID</u>	<u>ACCOUNT</u>	<u>PROJECT</u>	<u>AMOUNT</u>
2940	575326	B	G57HOME17	387,480.00
2940	575326	B	G57HOME18	809,407.00
2940	575326	B	G57HOME20	100,000.00
2940	575326	B	G57HOME21	250,000.00
TOTAL				<u>1,546,887.00</u>

BUSINESS UNIT: **KCMBU** DATE: **5/15/2019** JOURNAL ID: _____

LEDGER GROUP: _____ ADMIN: _____ BUDGET PERIOD: _____

<u>FUND</u>	<u>DEPT ID</u>	<u>ACCOUNT</u>	<u>PROJECT</u>	<u>AMOUNT</u>
2940	575326	619080	G57HOME17	\$387,480.00
2940	575326	619080	G57HOME18	\$809,407.00
2940	575326	619080	G57HOME20	\$100,000.00
2940	575326	619080	G57HOME21	\$250,000.00
TOTAL				<u>1,546,887.00</u>

DESCRIPTION:

Appropriating from the Unappropriated Fund Balance for the HOME Investment Partnership Fund.

APPROVED BY: _____ DATE: _____ APPROVED BY: DEPARTMENT HEAD _____ DATE: _____



File #: 220440

ORDINANCE NO. 220440

Authorizing an application to the Missouri Development Finance Board for the authorization of state tax credits in the amount not to exceed \$6,000,000.00 to make possible the development of the Kansas City Current Stadium in the Berkley Riverfront district, in Kansas City, Missouri; and authorizing the City Manager to execute a tax credit agreement in the event that the application is approved.

WHEREAS, the City previously conveyed certain real property in the Berkley Riverfront area to the Port Authority of Kansas City, Missouri (“Port”) for nominal consideration with hopes revitalizing the area, which had been previously used as a heavy industrial, manufacturing, and dumping site; and

WHEREAS, Port KC has entered into an agreement with KC WFC STADCO, LLC for the lease of the Parcel 8 of the Berkley Riverfront area to provide for the development of an 11,500-capacity stadium to be primarily used by Kansas City’s local National Women’s Soccer League affiliate, the Kansas City Current (the “Current”); and

WHEREAS, the stadium, which represents almost \$120 million dollars in new investment in the riverfront, will be an anchor entertainment amenity, accelerating further development of the Berkley Riverfront into a fully established vibrant, dense, walkable, urban area, and the project will include substantial improvements, including millions of dollars in investment in public infrastructure improvements, that are expected to prepare additional vacant parcels in the Berkley Riverfront area for future development; and

WHEREAS, the announcement of the proposed stadium has already led to inquiries from other developers considering projects in the Berkley Riverfront area; and

WHEREAS, the Current is a premier professional team, featuring World Cup, Olympic and NWSL champions, with matches are broadcast on CBS Sports Network, Paramount+, Twitch, and local broadcasts; and

WHEREAS, the Current ownership has committed to investing in world-class facilities to drive the growth and transformation of women’s professional sports; and

WHEREAS, the stadium will be the first purpose-built stadium for a professional women’s sports team in the United States, which will be an achievement for the City and the State of Missouri; and

WHEREAS, the Current's matches are expected to regularly draw thousands of attendees to the state-of-the-art, first-class stadium and the Berkey Riverfront area, amounting to hundreds of thousands of additional visits to the area, including by out-of-state tourists, which will generate economic activity and tax revenue in the area; and

WHEREAS, the stadium will also serve as a venue for men's and women's prep, collegiate, amateur, and professional matches, and tournaments for soccer and other sports, as well as for outdoor concerts and other entertainment attractions; and

WHEREAS, the project is seeking up to \$6 million dollars in tax credits from the Missouri Development Finance Board to facilitate financing for the construction of the stadium; and

WHEREAS, the Council desires to authorize the City Manager to file an application for contribution tax credits in the amount not to exceed \$6,000,000.00 with the Missouri Development Finance Board for financing the KC Current Stadium through the State's Tax Credit for Contribution Program; and

WHEREAS, the Council desires to authorize the City Manager to execute a tax credit agreement in connection with the issuance of state tax credits, in the event that the City's application is approved; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY THAT:

Section 1. The Council expresses its intention to support the Kansas City Current Stadium Project.

Section 2. The Council states that the Kansas City Current Stadium Project will benefit the City, State, and nation through the advancement and growth of women's professional sports.

Section 3. The Council states that the Kansas City Current Stadium Project will benefit the Berkley Riverfront area, as well as the surrounding area, by catalyzing further development of the area.

Section 4. The Council states that Kansas City Current Stadium Project will benefit the City and State through increased visits to the downtown area, tourism, increased economic activity and tax revenue.

Section 5. The Council authorizes the City Manager to work with the developer and Port KC on the preparation of an application to be filed with the Missouri Development Finance Board that, subject to receipt of contribution tax credits, makes possible the financial feasibility of Kansas City Current Stadium project.

Section 6. The Council then authorizes the City Manager to file the completed application with the Missouri Development Finance Board in the amount of \$6,000,000.00 for financing of Kansas City Current Stadium project through the State Tax Credit for Contribution Program.

Section 7. The Council authorizes the City Manager to execute a tax credit agreement in connection with the issuance of state tax credits, in the event that the City's application is approved. Such agreement is approved in such form as the City Manager shall determine to be appropriate for the purposes contemplated by this ordinance.

..end

Approved as to form and legality:

Emalea Kaye Black
Assistant City Attorney

GENERAL Ordinance Fact Sheet

Brief Title:

**Approval
Deadline**

Reason:

Authorizing an application to the Missouri Development Finance Board for the authorization of state tax credits in the amount not to exceed \$6,000,000.00 to make possible the development of the Kansas City Current Stadium in the Berkley Riverfront district, in Kansas City, Missouri; and authorizing the City Manager to execute a tax credit agreement in the event that the application is approved.

Approving the City Manager to file an application for contribution tax credits in the amount not to exceed \$6,000,000.00 with the Missouri Development Finance Board for financing the Kansas City Current Stadium project through the State's Tax Credit for Contribution Program.

In the event that the City's application is approved, this ordinance will authorize the City Manager to execute a tax credit agreement in connection with the issuances of state tax credits.

Details

Reason for Legislation

Approving the City Manager to file an application for contribution tax credits in the amount not to exceed \$6,000,000.00 with the Missouri Development Finance Board for financing the Kansas City Current Stadium project through the State's Tax Credit for Contribution Program. In the event that the City's application is approved, this ordinance will authorize the City Manager to execute a tax credit agreement in connection with the issuances of state tax credits.

These MDFB tax credits will help leverage funding mechanisms supporting this project that represent over \$117 million dollars in private funds including approximately \$12,000,000 in contributions for these tax credits.

Discussion (explain all financial aspects of the proposed legislation, including future implications, any direct/indirect costs, specific account numbers, ordinance references, and budget page numbers.)

KC WFC STADCO, LLC, the Developer of the project, is requesting tax credits in order to facilitate the construction of a new 11,500 capacity stadium to serve as the first purpose-built stadium for professional women's soccer in the United States, which will be located within the Berkly Riverfront redevelopment area, currently owned by the Port Authority of Kansas City, which will remain the owner after construction is complete.

The project is anticipated to create substantial new jobs during construction, and after the stadium opens. The project will also include investment in public infrastructure and amenities and is expected to generate annual revenues in support of financing for a riverfront extension of the Streetcar.

The project has already identified tax credit contributors who have committed to contribute \$12 million dollars in equity over the next two years, which would be syndicated to generate revenues to fund construction.

Positions/Recommendations

Sponsor	Bunch, CMO
Programs, Departments, or Groups Affected	City Manager's Office, City Planning & Development Department, Finance Department
Applicants / Proponents	Applicant City Department City Manager's Office, City Planning & Development Department, Finance Department
Opponents	Other Groups or Individuals
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	By <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Action	<input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

Recommendation
 This ordinance will authorize the City Manager to file an application for contribution tax credits in the amount not to exceed \$6,000,000.00 with the Missouri Development Finance Board for financing the Kansas City Current Stadium project through the State's Tax Credit for Contribution Program.

In the event that the City's application is approved, this resolution will authorize the City Manager to execute a tax credit agreement in connection with the issuances of state tax credits.

Policy or Program Change	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	
Finances	
Costs & Revenue Projections - Including Indirect Costs	N/A
Financial Impact	No Direct Financial Impact on the City
Fund Source(s) and Appropriation Account Codes	N/A
Is this Ordinance or Resolution Good for the Children	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes

Applicable Dates:

Prepared by: Kerrie Tyndall, City Manager's Office

Reviewed by:

Reference Numbers



File #: 210919

RESOLUTION NO. 210919

RESOLUTION - Adopting an AdvanceKC Purpose and Values Statement and directing the Advance KC 2.0 Standing Committee to evaluate the tiering of incentives, use of an equity scorecard, and a housing continuum.

WHEREAS, the Council adopted Committee Substitute for Resolution No. 210180 Directing City Manager to convene a workgroup of community stakeholders to review the AdvanceKC Process and Scorecard and make recommendations for improvement; and

WHEREAS, the workgroup, known as the AdvanceKC 2.0 Standing Committee, has been established and has been undertaking a review of the AdvanceKC process and policies; and

WHEREAS, a values statement for economic development creates a shared set of beliefs which guides the City in its decision making, system designs, and organizational behaviors related to the utilization and application of incentive tools against which the Council can evaluate its policy decisions; and

WHEREAS, the AdvanceKC 2.0 Standing Committee, has met, and identified value statements related to the use of incentives for Council's consideration and adoption; and

WHEREAS, the AdvanceKC Purpose and Values Statement will guide and direct the City's policies, priorities, processes and its organizational culture towards the advancements of economic development in Kansas City; and

WHEREAS, the AdvanceKC 2.0 Standing Committee has identified certain policy frameworks related to tiering of incentives, an equity scorecard, and a housing continuum, which may advance the economic development policy goals of the City Council; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY

Section 1. That the City Council hereby adopts the following AdvanceKC Purpose and Values Statement and directs the City Manager to submit a copy to the AdvanceKC 2.0 Standing Committee.

2021 AdvanceKC Purpose and Values

The AdvanceKC and its associated plan, processes, and scorecard are a means by which the City Council enacts its shared values and priorities related to economic development and should therefore be implemented in a manner consistent with the following:

1. Make economic development equitable/inclusive;
2. Make economic development more effective for small scale and incremental neighborhood and community developers and development;
3. Ensure that projects eligible for incentives fulfill an adopted economic development policy goal and create desired community outcomes;
4. Ensure economic development tools are accessible to developers and businesses of all sizes without the need for legal representation;
5. Ensure that projects are evaluated based on a consistent set of criteria that is appropriate for the type of development being proposed;
6. Make the process and review of economic development applications/proposals transparent and accountable;
7. Ensure that applications and approvals are considered in a timely manner;
8. Provide relevant and reliable project information to encourage strategic investment of resources;
9. Focus incentives on projects that address economic inequities or where there is a historic lack of investment activity, which is inhibiting economic growth of the surrounding neighborhood or the City overall; and
10. Ensure that the positions of any contributing taxing districts are considered for all projects seeking incentives

Section 2. That the Council states its intention to review these statements and update if appropriate at a minimum every five years in conjunction with the City's Economic Development and Incentives Policy,

Section 3. The Council directs the City Manager to work with the AdvanceKC 2.0 Standing Committee to evaluate policies related to tiering of incentives, use of an equity scorecard, and a housing continuum, in the furtherance of these policy statements, and to provide final recommendations to the City Council by November 30, 2021.

..end

**No Fact Sheet
Provided for
Resolution No.**

210919



File #: 210920

ORDINANCE NO. 210920

Enacting an updated Economic Development and Incentives Policy, replacing the policy enacted by Committee Substitute for Ordinance No. 140031, As Amended.

WHEREAS, on October 25, 2012, the City Council adopted Committee Substitute for Resolution No. 120836 expressing its support for the AdvanceKC Strategic Plan and the related underlying planning process; and

WHEREAS, the City Council then passed Ordinance No. 120966 adopting the AdvanceKC Strategic Plan as the Economic Development Strategic Plan for the City of Kansas City and directing the City Manager to proceed with supporting the planning and development of the implementation phase of the project; and

WHEREAS, the implementation phase began with the April 11, 2013, adoption of Committee Substitute for Resolution No. 130274 which provided a single point of entry for development projects through the Economic Development Corporation of Kansas City Missouri (the "EDC"); and

WHEREAS, the process continued on February 20, 2014, when the Council passed Committee Substitute for Ordinance No. 140031, which adopts the Economic Development and Incentives Policy; and

WHEREAS, a sound economic development and incentive policy must identify objectives supported by the City Council, which evolve and adapt over time, to provide clarity to developers and businesses seeking incentives, stakeholders impacted by economic development policy decisions, and policy guidance to staff responsible for advancing economic development projects; and

WHEREAS, the Council wishes to update the City Economic Development and Incentives Policy enacted by Committee Substitute for Ordinance No. 140031; NOW, THEREFORE:

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Economic Development and Incentives Policy attached hereto as Exhibit A is hereby adopted, replacing the Economic Development and Incentives Policy previously enacted by Committee Substitute for Ordinance No. 140031, As Amended.

Section 2. That the Council states that the policy enacted herein is an expression of intent of the City Council regarding the use of economic incentives and is not to be construed as granting any rights or expectations to any developer, agency, taxing jurisdiction, or citizen with regard to any particular project or process. Within the bounds of applicable law, the Council retains its full authority to use its best reasonable discretion in considering applications for public economic incentives.

Section 3. That the Council states its intension to review and, if appropriate, update, its Economic Development and Incentives Policy at least every five years.

..end

Approved as to form and legality:

Emalea Black
Associate City Attorney

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

210920



File #: 220233

ORDINANCE NO. 220233

Amending Section 68-449, Code of Ordinances, to provide parameters for the amendment of contracts for Central City Economic Development Sales Tax funds without City Council approval.

WHEREAS, Ordinance No. 160861 put before the voters the question of enacting an economic development sales tax devoted to projects located within the area bounded by 9th Street on the north, Gregory Boulevard on the south, The Paseo on the west, and Indiana Avenue on the east; and

WHEREAS, in a Special Election called on April 4, 2017, the voters of the City of Kansas City, Missouri approved Question 4 allowing the City of Kansas City to impose a sales tax of 1/8 percent to be used for funding economic development projects within the above defined area; and

WHEREAS, upon the voters' approval of Question 4, the imposition of this sales tax and the establishment of a Central City Economic Development ("CCED") Sales Tax Board responsible for analyzing and considering project proposals for the use of CCED sales tax revenues and providing the Council with its recommendations regarding which projects to fund with CCED sales tax revenues were codified in Section 68-449, Code of Ordinances; and

WHEREAS, Section 68-449, Code of Ordinances was amended in 2019 by Ordinance. No. 190738; and

WHEREAS, the Council recognizes the need for contracts for the use of CCED sales tax funds to be flexible with an efficient process, while still ensuring accountability and appropriate use of funds, and wishes to set standards for the amending of contracts without city council approval; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Section 68-449, Code of Ordinances, is hereby amended by repealing Section 68-449 and enacting a new subsection, to read as follows:

Sec. 68-449. Imposition of tax (Central City Economic Development Sales Tax 2017)

(a) *Sales tax enacted.* Pursuant to the authority granted by and subject to the provisions

of section 67.1305, RSMo, a tax for the benefit of the city is hereby imposed upon all sellers for the privilege of engaging in the business of selling tangible personal property or rendering taxable services at retail to the extent and in the manner provided in sections 144.010 – 144.525 RSMo, and the rules and regulations of the director of revenue issued pursuant thereto. The rate of the tax shall be 1/8 percent on the receipts from the sale at retail of all tangible personal property or taxable services at retail within the city, if such property and such services are subject to taxation by the state under the provisions of section 144.010 – 144.525 RSMo. The tax shall become effective October 1, 2017, for a period of 10 years and shall apply to all sales made after September 30, 2017, and shall be collected as provided in section 67.1305, RSMo.

(b) *Use of sales tax - geographic limitations.* The sales tax authorized pursuant to this section shall be used for projects located in the area bounded by 9th Street on the north; Gregory Boulevard on the south; The Paseo on the west; and Indiana Avenue on the east.

(c) *Economic development tax board.* A five member economic development tax board shall be established with City representatives appointed by the Mayor and approved by the City Council pursuant to section 67.1305, RSMo. prior to the expenditure of any revenue received pursuant to this sales tax for the purpose of:

- (1) considering economic development plans, economic development projects, or designations of an economic development area;
- (2) holding public hearings and providing notice of any such hearings;
- (3) recommending to the City Council actions concerning the adoption of or amendment to economic development plans, economic development projects, or designations of an economic development area;
- (4) considering, as to each proposed project, the following criteria: (i) effect on the City's long-term strategic plans for the impacted community, (ii) economic impact, including impact on the tax base, (iii) compliance with the City's existing zoning and area plan, (iv) relevant demographic data, including, but not limited to, the current population and expected population growth or decline in the impacted community, (v) current neighborhood stabilization and potential disruption of the neighborhood and (vi) environmental impacts; and
- (5) performing other duties established by the City Council.

(d) *Exclusion of revenues.* When imposed within a special taxing district this economic development sales tax shall be excluded from the calculation of revenues available to such districts, and no revenues from this sales tax shall be used for the purposes of any such special taxing district unless recommended by the economic development tax board and approved by the governing body imposing the tax. A special taxing district includes, but is not limited to a tax increment financing district, neighborhood improvement district, or community improvement district.

(e) *Debt retirement.* No revenues generated from the sales tax authorized pursuant to this section shall be expended for the retirement of debt under previously authorized bonded indebtedness or to repay bonds not yet issued unless such expenditures are expressly authorized by ordinance or resolution adopted by the City Council. The appropriation of funds to the Central City Economic Development Sales Tax Fund shall not be deemed sufficient for purposes of granting the authorization required herein.

(f) *Assistance of strategic long-term planner.* Without utilization of revenues from this sales tax, the economic development tax board shall be provided an experienced long-term strategic planner to assist it in carrying out its responsibilities. In addition to other assigned responsibilities, the strategic long-term planner shall assist the economic development tax board with analyzing all of the criteria listed above in Subsection 68-449(c)(4), as well as with the preparation of a chronological timeline of activities related to the assessment of proposed projects, an evaluation presented in an easily understood format compiling relevant data regarding each proposed project's impacts on population growth or decline, economic impact, economic impact on the tax base, a detailed listing of the individual and business organizations working on the proposed project and a detailed compilation of resources related to the proposed project and any cross benefits to be derived from the proposed project.

(g) *Amendment of contracts.* Any contract entered into upon authorization by city council for use of revenues of this sales tax may subsequently be amended by written agreement signed by the director of housing and community development without further city council authorization, provided that the amendment has been considered and recommended by the economic development tax board, does not alter the amount of this sales tax contributed under the contract by more than ten percent, and does not substantively change the development project. The city council may by ordinance modify the threshold for amendment without council approval.

..end

Approved as to form and legality:

Emalea Black
Assistant City Attorney

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

220233



File #: 220327

ORDINANCE NO. 220327

Rezoning an area of about 32 acres generally located on the north side of E. 63rd Street on both sides of Prospect Avenue and bordered by E. 61st Street on the north, Bruce R. Watkins Drive on the east and Park Avenue on the west from Districts B4-2, B3-2, R-2.5 and R-5 to District UR. (CD-CPC-2021-00211)

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-1323, rezoning an area of approximately 32 acres generally located on the north side of E. 63rd Street on both sides of Prospect Avenue and bordered by E. 61st Street on the north, Bruce R. Watkins Drive on the east and Park Avenue on the west, from Districts B4-2 (Heavy Business/ Commercial), B3-2 (Community Business), R-2.5 (Residential 2.5) and R-5 (Residential 5) to District UR (Urban Redevelopment), which also serves as a preliminary plat to allow for mixed use development that includes multifamily residential, office and retail/ commercial, said section to read as follows:

Section 88-20A-1323. That an area legally described as:

All that part of the Northwest Quarter of Section 3 and Northeast Quarter of Section 4, Township 48, Range 33, including all that part of Lot 1, Summers Wharf, Lots 1 thru 6, inclusive, and Lots 18 thru 105, inclusive, Beachwood, Lots 1 thru 25, inclusive, Eastlake Addition, Lots 1 thru 22, inclusive, Millers Addition, Lots 69 thru 73, inclusive, Beaufort, and Lots 1 thru 15, inclusive, Jost Plaza, all in Kansas City, Jackson County, Missouri, together with the rights-of-ways of Prospect Avenue, Wabash Avenue, Olive Street, Park Avenue, E. 61st Street and E. 62nd Street, all described as follows:

Beginning at the southerly most southeast corner of said Lot 1, Summers Wharf, said point being on the north right-of-way line of E. 63rd Street, 50 feet north of the centerline thereof; thence North 86°58'41" West (plat: North 86°49'02" West), along the north right-of-way line of said E. 63rd Street and its westerly prolongation, 50 feet north of and parallel with the centerline thereof, 295.91 feet to the west right-of-way line of Wabash Avenue, said point being on the east line of lot 40 in said Beachwood; thence South 02°15'37" West, along the east line of said Lot 40, 10.00 feet to the north right-of-way line said E. 63rd street, 30.00 feet north of the south line of the Northeast Quarter of said Section 4; thence North

86°58'41" West, along the north right-of-way line of said E. 63rd Street and its westerly prolongation thereof, 30.00 feet north of and parallel with the south line of said Northeast Quarter, 885.65 feet to the southeast corner of a tract of land for new right-of-way described by Document No. 1990-K-0930339, being the west 5 feet of the south 5 feet of Lot 99 in said Beachwood; thence north 02°15'37" East, parallel with the west line of said Lot 99, 5.00 feet to the northeast corner of said tract of land; thence North 86°58'41" West, parallel with the north right-of-way line of said E. 63rd Street, 5.00 feet to the west line of said Lot 99, said point being on the east right-of-way line of Brooklyn Avenue; thence North 02°15'37" East, along said east right-of-way line, 280.05 feet to the northwest corner of Lot 105 in said Beachwood; thence South 86°58'41" East, along the north line of said lot, 137.64 feet to the northeast corner thereof, said point being the southwest corner of Lot 91 in said Beachwood; thence North 02°15'37" East, along the west line of Lots 91, 90, 89, 88, 87, 86, and 85 in said Beachwood, 280.04 feet to the northwest corner of said Lot 85, said point being on the south right-of-way line of E. 62nd Street; thence South 86°58'41" East, along said south right-of-way line and its easterly prolongation thereof, 316.34 feet (plat: 316.09 feet) to the northeast corner of Lot 84 in said Beachwood; thence North 01°56'58" East, 50.01 feet to the north right-of-way line of said E. 62nd Street, said point being the southwest corner of Lot 15 in said Eastlake Addition; thence North 02°15'30" East, along the west line of lots 15 thru 25, inclusive, in said Eastlake Addition, 385.00 feet, to the northwest corner of said Lot 25; thence South 86°58'41" East, along the north line of said lot, 146.79 feet to the northeast corner thereof, said point being on the west right-of-way line of olive street; thence South 86°58'41" East, 51.15 feet to the east right-of-way line of said Olive Street, said point being the southwest corner of Lot 3 in said Eastlake Addition; thence in a northerly direction, along the east right-of-way line of said Olive Street, along a curve to the right with an initial tangent bearing of North 15°36'49" East, having a radius of 700.00 feet through a central angle of 014°13'02", an arc distance of 173.70 feet (plat: 172.64 feet) to the northwest corner of Lot 1 in said Eastlake Addition; thence South 87°28'08" East, along the north line of said lot, 49.50 feet (plat: 50 feet) to the northeast corner thereof, said point being on the west line of Lot 22 in said Millers Addition; thence North 02°15'37" East, along the west line of said lot, 16.45 feet to the northwest corner thereof; thence South 86°58'41" East, along the north line of said lot, 128.97 feet to the northeast corner thereof, said point being on the west right-of-way line of Wabash Avenue; thence continuing South 86°58'41" East, 50.00 feet to the east right-of-way line of said Wabash Avenue, said point being the northwest corner of Lot 1 in said Millers Addition; thence South 86°58'41" East, along the north line of said lot, 128.97 feet to the northeast corner thereof, said point being 169 feet west of the east line of the Northeast Quarter of said Section 4; thence North 02°15'37" East, 169 feet west of and parallel with the east line of said Northeast Quarter, 380.84 feet to the northwest corner of a tract of land described by Document No. 1993-K-1106908; thence South 87°28'09" East, along the north line of said tract of land, 129.00 feet to the northeast corner thereof, said point being on the west right-of-way line of Prospect Avenue; thence South 02°15'37" West, along said west right-of-way

line, 331.87 feet to the westerly prolongation of the north right-of-way line of E. 61st Street; thence South 86°43'02" East, along the north right-of-way line of said E. 61st Street, and its westerly prolongation thereof, 280.01 feet to the southeast corner of Lot 74 in said Beaufort, being the southeast corner of a tract of land described by Exhibit E40350 in Document No. 2006-E-0030540, said point being on the westerly right-of-way line of Missouri Route 71; thence along the westerly right-of-way line of said Missouri Route 71, the following courses and distances: South 02°15'37" West, 150.00 feet to the southeast corner of Lot 73 in said Beaufort, being the southeast corner of a tract of land described by Exhibit E40351 in said Document No. 2006-E-0030540, said point being 211.58 feet right of Centerline Sta. 355+55.67; thence South 02°15'37" West, 150.00 feet to a point 212.42 feet right of Centerline Sta. 357+07.08; thence South 07°09'08" West, 234.50 feet to a point 232.19 feet right of Centerline Sta. 359+41.67, said point being on the south line of Lot 69 in said Beaufort; thence North 86°43'02" West, along the south line of said Lot 69 and continuing along the westerly right-of-way line of said Missouri Route 71, 50.00 feet to the northeast corner of the west 10 feet of Lot 28 in said Jost Plaza; thence South 02°15'37" West, 656.21 feet to the northeast corner of a tract of land for said Missouri Route 71 right-of-way by Document No. 1990-K-0914472; thence along the north line of said tract of land, being the westerly right-of-way line of said Missouri Route 71, the following courses and distances: South 74°14'22" West (deed: North 74°08'08" East), 45.75 feet; thence South 82°04'12" West (deed: North 81°57'58" East), 25.50 feet; thence North 86°37'12" West (deed: South 86°43'26" East), 61.39 feet to the east right-of-way line of Prospect Avenue; thence leaving the westerly right-of-way line of said Missouri Route 71, North 83°50'28" West, 80.19 feet to the northerly most southeast corner of said Lot 1, Summers Wharf, said point being the intersection of the west right-of-way line of said Prospect Avenue with the north right-of-way line of said E. 63rd Street; thence South 43°01'57" West (plat: South 43°51'23" West), along the north right-of-way line of said E. 63rd Street, 18.54 feet (plat: 18.46 feet) to the point of beginning, containing 31.897 acres, more or less.

And the vacant lot prt NE 1/4 NE 1/4 Sec 4 48 33 including prt vac Wabash Ave beg on s li 60 St 129 ft w of w li Prospect Ave th s 125 ft th w to sly prolg Wabash Ave th n 125 ft th e to beg also beg on s li 60 St 258 ft w of w li of Prospect Ave th s 125 ft th e 129 ft th s 450.23 ft th w 179 ft th n to pt 125 ft s of 60 St th e to sly prolg of w li of Wabash Ave th n 125 ft to 60th St th e to beg also beg sw cor 60th St & Prospect Ave th w alg s li of 60th St 308.0 ft th s 200 ft to tpob th s 375.57 ft th e to tpob also beg 1227.15 ft s & 169 ft w of ne cor sd sec th s 35 ft th w 308 ft th n 51.08 ft th e 129 ft th s 16.08 ft th e to beg also beg 200 ft s of se cor of 60th St & Olive St th e 129 ft th s 425 ft th w 129 ft th n 425 ft to beg exc prt in Wabash Ave also exc prt in 61st St. Containing 5.135 acres, more or less.

is hereby rezoned from Districts B4-2 (Heavy Business/ Commercial), B3-2 (Community Business), R-2.5 (Residential 2.5) and R-5 (Residential 5) to District UR (Urban

Redevelopment), all as shown outlined on a map marked Section 88-20A-1323, 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 secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
2. The developer shall submit a design guideline for the proposed development per staff approval prior to ordinance request. The design guidelines shall incorporate the Heart of the City design guidelines wherever the opportunity presents itself. The guidelines shall call out all preferred and prohibited building materials. Staff recommends that the guidelines call for four-sided architecture for buildings E, I, J and K. See sample uploaded in Compass. If there are no design guidelines, the developer shall submit a project plan in lieu of a final UR plan to the City Plan Commission for approval, including detailed information on landscaping, signage (including elevations), lighting (including a photometric study showing zero footcandles at the property line and no direct illumination beyond the property line) and building elevations prior to issuance of a building permit.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy.
4. The developer shall apply for a street naming plan prior to issuance of any building permit if streets are to be vacated.
5. The developer shall design and construct all interior streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks. 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
6. 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.

7. The arterial improvements proposed on the development plans must be reviewed and accepted by the Transportation Development Committee and the Impact Fee District Committee before an application for impact fee credits will be accepted.
8. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division 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.
9. 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.
10. The developer must grant on City approved forms, a stream buffer easement to the City or show and label the final stream buffer zones on the subdivision plat within a private open space tract, as required by Chapter 88 and the Land Development Division, prior to issuance of any stream buffer permits.
11. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
12. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and the developer shall be responsible for all costs associated with subordination activities now and in the future.
13. 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.

14. The developer shall dedicate additional right-of-way for Prospect Avenue as required by the adopted Major Street Plan along those areas being platted or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval.
15. 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 the Section 88-415 requirements.
16. Please note that any 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.
17. The developer shall obtain a floodplain certificate from Development Services prior to beginning any construction activities within the floodplain.
18. 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.
19. 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 Land Development Division, prior to recording the plat or issuance of a building permit, whichever occurs first.
20. The developer shall provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and structures, while continuing to ensure individual service is provided to all proposed lots as required by the Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.
21. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division 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 entire site 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 Land Development Division prior to recording the plat.

22. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
23. The developer shall show the limits of the 100-year floodplain plus the 1-foot freeboard on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.
24. 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.
25. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
26. 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
27. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
28. The developer shall dedicate additional right-of-way for 63rd Street as required by the adopted Major Street Plan along those areas being platted or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval.
29. The project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
30. Fire hydrant distribution shall follow IFC-2018, Table C102.1.
31. 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)

32. Fire Department connection 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)
33. The building's Fire Department Connection shall be immediately recognizable from the street or nearest point of Fire Department access. (IFC-2018 § 912.2.1).
34. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri. (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).
35. 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)
36. Access 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).
37. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way
38. 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. If dedicating private open space, said areas must be platted into private open space tracts. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to a certificate of occupancy.
39. The developer indicates 5 tracts totaling 3.45 acres are to be platted as private open space tracts to satisfy the parkland dedication requirements of 88-408. The developer shall submit a final UR plan via the City Planning and Development Management detailing each private open space tract reserved for parkland dedication detailing amenities to be provided within each tract. The final plan shall be submitted and approved by the Parks and Recreation/City Planning staff prior to recording final plat.
40. The developer shall construct a westbound right turn lane with 150 feet of storage plus taper on 63rd Street at Prospect Avenue, prior to a certificate of occupancy.
41. The developer shall construct an additional left turn only lane with 170 feet of storage plus taper on the southbound US-71 exit ramp at Prospect Avenue, prior

- to a certificate of occupancy.
42. The layout and design of Prospect Avenue will need further review prior to construction.
 43. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.
 44. An engineer will need to perform a water flow and pressure analysis in the area of the development. This analysis will need to confirm the adequacy of the water distribution system for the new fire and domestic demands. If the existing system is inadequate the developer will be required to make all improvements necessary to deliver adequate flows and pressures.
 45. The developer shall submit water main extension drawings prepared by a registered professional engineer in Missouri to the main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations.
 46. The developer shall provide a soils analysis showing the soil is asbestos free, before any underground work is started for the Kansas City Water Services Department.
 47. The developer shall provide a utility plan showing and labeling the water mains including designating size, type, as well as public or private. Show and label existing and proposed easements, domestic and fire service lines, kills, meters, and backflow preventers.

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.

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

Case No. CD-CPC-2021-00211

Ordinance Number

Brief Title	Approval Deadline
To consider rezoning about 32 acres from Districts B4-2 (Heavy Business/ Commercial), B3-2 (Community Business), R-2.5 (Residential 2.5) and R-5 (Residential 5) to District UR (Urban Redevelopment).	

Details
<p>Specific Address</p> <p>Generally at on the north side of E. 63rd Street on both sides of Prospect Avenue.</p>
<p>Reason for Legislation</p> <p>To consider rezoning about 32 acres from Districts B4-2 (Heavy Business/ Commercial), B3-2 (Community Business), R-2.5 (Residential 2.5) and R-5 (Residential 5) to District UR (Urban Redevelopment), which also serves as a preliminary to allow for mixed use development that includes multifamily residential, office and retail/ commercial on about 32 acres generally located at on the north side of E. 63rd Street on both sides of Prospect Avenue.</p>
<p>Discussion</p> <p>SEE ATTACHED STAFF REPORT.</p>

Positions/Recommendations	
Sponsor	Jeffrey Williams, AICP, Director Department of City Planning and Development
Programs, Departments, or Groups Affected	5th District (Barnes, Jr. & Parks-Shaw)
Applicants / Proponents	<p>Applicant</p> <p style="padding-left: 40px;">Anthony Brown McClure Engineering</p> <p>City Department</p> <p style="padding-left: 40px;">City Development</p> <p>Other</p>
Opponents	<p>Groups or Individuals</p> <p>Basis of opposition</p>
Staff Recommendation	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
Board or Commission Recommendation	<p>City Plan Commission (5-0) 3-15-2021</p> <p>By Aye: (Allender, Beasley, Crowl, Enders, and Hill)</p> <p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against No action taken</p> <p><input type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>
Council Committee Actions	<p><input type="checkbox"/> Do pass</p> <p><input type="checkbox"/> Do pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p> <p><input type="checkbox"/> Do not pass</p>

Details

--

Policy/Program Impact

Policy or Program Change	<input type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	

Finances

Cost & Revenue Projections -- Including Indirect Costs	
Financial Impact	
Fund Source (s) and Appropriation Account Codes	

Fact Sheet Prepared By:

Olofu O. Agbaji
Staff Planner

Date: 4-11-2022

Reviewed by:

Joseph Rexwinkle, AICP, Division Manager
Development Management

Date:

Initial application filed: 11-14-2021
Revised Plans Recieved: 02-23-2022

Reference Numbers



File #: 220388

ORDINANCE NO. 220388

Accepting the recommendation of the Central City Economic Development Tax Board for additional funding in the amount of \$140,000.00, for a total not to exceed \$422,354.00, for an economic development project proposed by CELT Real Estate Holdings, LLC to rehabilitate an existing structure for the Thirty-Eighth Street Studio & Business Incubator and five residential housing units within the boundaries of the Oak Park Neighborhood located at 3841 Agnes; authorizing the City Manager to enter into a Funding Agreement for that purpose.

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

WHEREAS, on April 4, 2017, pursuant to authority granted by Section 67.1305, RSMo, a majority of Kansas City, Missouri voters approved a new 1/8 of one percent retail sales tax for funding economic development projects within the area bounded by 9th Street on the north, Gregory Boulevard on the south, Paseo Boulevard on the west and Indiana Avenue on the east; and

WHEREAS, as part of the third round of funding, CELT Real Estate Holdings, LLC ("Developer") submitted a proposal seeking \$ 282,354.00 of Central City Economic Development ("CCED") sales tax funds for a proposed project to construct commercial office space, business incubator and 5 residential housing units, to be located in the 3800 block of Agnes (the "Project Site"), all in Kansas City, Jackson County, Missouri; and

WHEREAS, the Council authorized a funding agreement with the developer for the above Project in the amount of \$282,654.00 with its passage of Ordinance No. 200994 on December 17, 2020; and

WHEREAS, Developer subsequently identified a need for additional funding due to increases in construction labor cost and construction materials; and

WHEREAS, at its November 9, 2021 meeting, the Central City Economic Development Sales Tax Board voted to approve a recommendation to the City Council; and

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

further redevelopment and rehabilitation of the area of the City in which the Project Site is located; and (vi) furthers the City's policy of encouraging economic stability and growth; and

WHEREAS, the City desires to encourage the Developer to carry out the Project for the purpose of realizing these predominantly public purposes by entering into an agreement to contribute certain revenues in an amount needed to cause the project to be undertaken and attract the necessary private investment; and

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the CCED Board's recommendation that CCED sales tax revenues in an additional amount not to exceed \$422,354.00 be utilized for the costs associated with the rehabilitation of an existing structure for the Thirty-Eighth Street Studio & Business Incubator and five residential housing units for its above-referenced Project is hereby accepted.

Section 2. That the City Manager is hereby authorized to enter into an agreement with CELT Real Estate Holdings, LLC for the costs associated with its above-referenced Project in an amount not to exceed \$422,354.00, from funds previously appropriated to Account No. 23-2200-555998-B-57CELT, the Central City Economic Development Sales Tax Fund.

..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.

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Joseph A Guarino
Assistant City Attorney

LEGISLATIVE FACT SHEET		Legislation Number:	220388	
		Approval Deadline:		
LEGISLATION IN BRIEF:				
What is the reason for this legislation?		Fact Sheet Color Codes		
		User Entered Field		
		User Select From Menu		
		For OMB Use		
		Sponsor(s)		
		Programs, Departments, or Groups Affected		
		Sub-Program in Budget (page #)		
		Applicants/	City Department	
			Other	
		Staff Recommendation		
		Board or Commission Recommendation		
Future Impacts				
Cost of Legislation current Fiscal Year				
Costs in Future Fiscal Years?				
Annual Revenue Increase/Decrease				
Applicable Dates:				
Prepared by:				
Date Prepared:				
Reviewed by:				
Date Reviewed				
Reference Numbers				
Discussion (including relationship to other Council acitons)				
Citywide Business Plan Goal				
Citywide Business Plan Objective				
Citywide Business Plan Strategy				

LEGISLATIVE FISCAL NOTE

LEGISLATION
NUMBER:

220388

LEGISLATION IN BRIEF:

Accepting the recommendation of the Central City Economic Development Tax Board for additional funding in the amount of \$140,000.00, for a total not to exceed amount of \$422,354.00, for an economic development project proposed by CELT Real Estate Holdings, LLC to rehabilitate an existing structure for the Thirty-Eighth Street Studio & Business Incubator and 5 residential housing units within the boundaries of the Oak Park Neighborhood located at 3841 Agnes; authorizing the City Manager to enter into a Funding Agreement for that purpose.

What is the purpose of this legislation?

OPERATIONAL

For the purpose of authorizing expenditures new or planned to conduct municipal services

Does this legislation spend money?

YES

Yes/No

See Sections 01, 02 and 03 for sources of funding

Does this legislation estimate new Revenues?

NO

Yes/No

0

Does this Legislation Increase Appropriations?

NO

Yes/No

Are costs associated with this legislation ongoing (Yes)? Or one-time (No)

NO

Yes/No

See Section 00: " Notes" Below

Section 00: Notes:

The costs associated with legislation of accepting recommendaion for additional funding is a one-time expenditure.

Five years of operational costs for ongoing programs should be included in Section 04 below.

FINANCIAL IMPACT OF LEGISLATION

Section 01: If applicable, where are funds appropriated in the current budget?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
2200	555998	619080	57CELT		\$ 140,000.00

Section 02: If applicable, where will new revenues be estimated?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

Section 03: If applicable, where will appropriations be increased?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

NET IMPACT ON OPERATIONAL BUDGET

\$	-	-
----	---	---

RESERVE STATUS:

Revenue Supported

SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
	TOTAL REV	-	-	-	-	-	-	-

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2200	Central City Sales Tax		140,000					
	TOTAL EXP	-	140,000	-	-	-	-	-

NET Per-YEAR IMPACT	-	(140,000)	-	-	-	-	-	-
----------------------------	---	-----------	---	---	---	---	---	---

NET IMPACT (SIX YEARS) (140,000.00)

REVIEWED BY

Halle Musfekt, OMB

DATE

4/29/2022



File #: 220403

ORDINANCE NO. 220403

Accepting the recommendations of the Tax Increment Financing Commission as to the Southpointe Tax Increment Financing Plan; and approving the Southpointe Tax Increment Financing Plan as modified; and approving additional tax increment financing within the Redevelopment Project and authorizing the Director of Finance to enter into one or more agreements in furtherance of such purpose; and directing the Clerk to send a copy of this ordinance to Jackson County.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended, the City Council of Kansas City, Missouri by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, As Amended, passed on August 29, 1991, Ordinance No. 100089, As Amended, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, and Committee Substitute for Ordinance No. 140823, passed on June 18, 2015, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS the Southpointe Tax Increment Financing Plan (the "Original Redevelopment Plan") was proposed to the Commission; and

WHEREAS, the Commission has been duly constituted and its members appointed; and, after all proper notice was given, the Commission met in public hearing regarding the Original Redevelopment Plan on March 28, 2022, at which time, after receiving the comments of all interested persons and taxing districts, closed said public hearing and approved Resolution No. 3-18-22 and 3-19-22 ("Resolutions") recommending to the City Council acceptance of certain findings related to the Original Redevelopment Plan, the approval of the Original Redevelopment Plan and the designation of the Redevelopment Area described by the Original Redevelopment Plan and the redevelopment project area for the Redevelopment Project described therein ("Redevelopment Project Area"); and

WHEREAS, Resolution No. 3-19-22 stated that the Commission's recommendations to the City Council for the acceptance of certain findings related to the Original Redevelopment Plan, the approval of the Original Redevelopment Plan and the designation of the Redevelopment Project Area, were dependent on staff receiving evidence of the commitment to finance the redevelopment project costs described therein, as contemplated by the Source of Funds described the TIF Plan; and

WHEREAS, at this time, the TIF Commission has not provided certification that it has received final proof of the commitment to finance the redevelopment project costs described

therein, as contemplated by the Source of Funds described the TIF Plan, but such final proof is believed to be forthcoming; and

WHEREAS, subsequent to the Commission's adoption of the Resolutions, certain amendments were made to the Original Redevelopment Plan, including (1) a modification to the description the PIEA Benefits described therein to include an exemption of sales taxes on construction materials, along with an exemption on residential real property taxes within the Redevelopment Area and (ii) additional evidence of private debt and equity commitments (collectively, the "Additional Modifications"); and

WHEREAS, the Additional Modifications do not enlarge the exterior boundaries of the Redevelopment Area, and do not affect the general land uses established in the Original Redevelopment Plan or change the nature of the Redevelopment Project, and notice of such amendments was duly given as required by the TIF Act; and

WHEREAS, the Original Redevelopment Plan, as so amended by the Additional Modifications (the "Redevelopment Plan" or "Plan") provides for the construction of approximately 113,800 square feet of office space over approximately 42,200 square feet of retail space, an approximately 76,200 square foot hotel, with approximately 114 rooms and 114 surface parking spaces, approximately 308,100 gross square feet of residential space and a surface parking lot to support the same (the "Project Improvements"), together with the construction or reconstruction of such other public infrastructure improvements such as signage, signaling, sidewalks, storm drainage facilities, utility relocation and upgrades, curbs, and such other related public infrastructure improvements that support and enhance the Project Improvements (the "Public Improvements"); and

WHEREAS the Redevelopment Area described by the Plan is generally bounded by 59th Street on the north, 63rd Street on the south, Bruce R. Watkins Highway on the east and Brooklyn Avenue on the west, all in Jackson County, Kansas City, Missouri; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Commission concerning the Redevelopment Plan as set forth in the Resolutions are hereby accepted and the Redevelopment Plan, including the Additional Modifications, a copy of which is attached hereto, is hereby approved, contingent on City and Commission staff providing sufficient evidence of the commitment to finance the redevelopment project costs described therein, as contemplated by the Source of Funds described the TIF Plan.

Section 2. That all terms used in this ordinance, not otherwise defined herein, shall be construed as defined in Section 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act").

Section 3. That, contingent on City and Commission staff receiving sufficient evidence of the commitment to finance the redevelopment project costs described therein, as contemplated

by the Source of Funds described the TIF Plan, the following described area is hereby designated as a Redevelopment Area:

All that part of the Northwest Quarter of Section 3 and Northeast Quarter of Section 4, Township 48, Range 33, including all that part of Lot 1, Summers Wharf, Lots 1 thru 6, inclusive, and Lots 18 thru 105, inclusive, Beachwood, Lots 1 thru 25, inclusive, Eastlake Addition, Lots 1 thru 22, inclusive, Millers Addition, Lots 69 thru 73, inclusive, Beaufort, and Lots 1 thru 15, inclusive, Jost Plaza, all in Kansas City, Jackson County, Missouri, together with the rights-of-ways of Prospect Avenue, Wabash Avenue, Olive Street, Park Avenue, E. 61st Street and E. 62nd Street, all described as follows:

Beginning at the southerly most southeast corner of said Lot 1, Summers Wharf, said point being on the north right-of-way line of E. 63rd Street, 50 feet north of the centerline thereof; thence North $86^{\circ}58'41''$ West (plat: North $86^{\circ}49'02''$ West), along the north right-of-way line of said E. 63rd Street and its westerly prolongation, 50 feet north of and parallel with the centerline thereof, 295.91 feet to the west right-of-way line of Wabash Avenue, said point being on the east line of Lot 40 in said Beachwood; thence South $02^{\circ}15'37''$ West, along the east line of said Lot 40, 10.00 feet to the north right-of-way line said E. 63rd Street, 30.00 feet north of the south line of the Northeast Quarter of said Section 4; thence North $86^{\circ}58'41''$ West, along the north right-of-way line of said E. 63rd Street and its westerly prolongation thereof, 30.00 feet north of and parallel with the south line of said Northeast Quarter, 885.65 feet to the southeast corner of a tract of land for new right-of-way described by Document No. 1990-K-0930339, being the west 5 feet of the south 5 feet of Lot 99 in said Beachwood; thence North $02^{\circ}15'37''$ East, parallel with the west line of said Lot 99, 5.00 feet to the northeast corner of said tract of land; thence $86^{\circ}58'41''$ West, parallel with the north right-of-way line of said E. 63rd Street, 5.00 feet to the west line of said Lot 99, said point being on the east right-of-way line of Brooklyn Avenue; thence North $02^{\circ}15'37''$ East, along said east right-of-way line, 280.05 feet to the northwest corner of Lot 105 in said Beachwood; thence South $86^{\circ}58'41''$ East, along the north line of said lot, 137.64 feet to the northeast corner thereof, said point being the southwest corner of Lot 91 in said Beachwood; thence North $02^{\circ}15'37''$ East, along the west line of lots 91, 90, 89, 88, 87, 86, and 85 in said Beachwood, 280.04 feet to the northwest corner of said Lot 85, said point being on the south right-of-way line of E. 62nd Street; thence South $86^{\circ}58'41''$ East, along said south right-of-way line and its easterly prolongation thereof, 316.34 feet (plat: 316.09 feet) to the northeast corner of Lot 84 in said Beachwood; thence North $01^{\circ}56'58''$ East, 50.01 feet to the north right-of-way line of said e. 62nd street, said point being the southwest corner of Lot 15 in said Eastlake Addition; thence North $02^{\circ}15'30''$ East, along the west line of Lots 15 thru 25, inclusive, in said Eastlake Addition, 385.00 feet, to the northwest corner of said Lot 25; thence South $86^{\circ}58'41''$ East, along the north line of said lot, 146.79 feet to the northeast corner thereof, said point being on the west right-of-way line of Olive Street; thence South $86^{\circ}58'41''$ East, 51.15 feet to the east right-of-way line

of said Olive Street, said point being the southwest corner of Lot 3 in said Eastlake Addition; thence in a northerly direction, along the east right-of-way line of said Olive Street, along a curve to the right with an initial tangent bearing of North 15°36'49" East, having a radius of 700.00 feet through a central angle of 014°13'02", an arc distance of 173.70 feet (plat: 172.64 feet) to the northwest corner of Lot 1 in said Eastlake Addition; thence South 87°28'08" East, along the north line of said lot, 49.50 feet (plat: 50 feet) to the northeast corner thereof, said point being on the west line of Lot 22 in said Millers Addition; thence North 02°15'37" East, along the west line of said lot, 16.45 feet to the northwest corner thereof; thence South 86°58'41" East, along the north line of said lot, 128.97 feet to the northeast corner thereof, said point being on the west right-of-way line of Wabash Avenue; thence continuing South 86°58'41" East, 50.00 feet to the east right-of-way line of said Wabash Avenue, said point being the northwest corner of Lot 1 in said Millers Addition; thence South 86°58'41" East, along the north line of said lot, 128.97 feet to the northeast corner thereof, said point being 169 feet west of the east line of the Northeast Quarter of said Section 4; thence North 02°15'37" East, 169 feet west of and parallel with the east line of said Northeast Quarter, 380.84 feet to the northwest corner of a tract of land described by Document No. 1993-K-1106908; thence South 87°28'09" East, along the north line of said tract of land, 129.00 feet to the northeast corner thereof, said point being on the west right-of-way line of Prospect Avenue; thence South 02°15'37" West, along said west right-of-way line, 331.87 feet to the westerly prolongation of the north right-of-way line of E. 61st Street; thence South 86°43'02" East, along the north right-of-way line of said E. 61st Street, and its westerly prolongation thereof, 280.01 feet to the southeast corner of Lot 74 in said Beaufort, being the southeast corner of a tract of land described by Exhibit E40350 in Document No. 2006-E-0030540, said point being on the westerly right-of-way line of Missouri Route 71; thence along the westerly right-of-way line of said Missouri Route 71, the following courses and distances: South 02°15'37" West, 150.00 feet to the southeast corner of Lot 73 in said Beaufort, being the southeast corner of a tract of land described by Exhibit E40351 in said Document No. 2006-E-0030540, said point being 211.58 feet right of Centerline Sta. 355+55.67; thence South 02°15'37" West, 150.00 feet to a point 212.42 feet right of Centerline Sta. 357+07.08; thence South 07°09'08" West, 234.50 feet to a point 232.19 feet right of Centerline Sta. 359+41.67, said point being on the south line of Lot 69 in said Beaufort; thence North 86°43'02" West, along the south line of said Lot 69 and continuing along the westerly right-of-way line of said Missouri Route 71, 50.00 feet to the northeast corner of the west 10 feet of lot 28 in said Jost Plaza; thence South 02°15'37" West, 656.21 feet to the northeast corner of a tract of land for said Missouri Route 71 right-of-way by Document No. 1990-K-0914472; thence along the north line of said tract of land, being the westerly right-of-way line of said Missouri Route 71, the following courses and distances: South 74°14'22" West (deed: North 74°08'08" East), 45.75 feet; thence South 82°04'12" West (deed: North 81°57'58" East), 25.50 feet; thence North 86°37'12" West (deed: South 86°43'26" East), 61.39 feet to the east right-of-way line of Prospect Avenue; thence leaving the westerly right-of-way line of said

Missouri Route 71, North 83°50'28" West, 80.19 feet to the northerly most southeast corner of said Lot 1, Summers Wharf, said point being the intersection of the west right-of-way line of said Prospect Avenue with the north right-of-way line of said E. 63rd Street; thence South 43°01'57" West (plat: South 43°51'23" West), along the north right-of-way line of said E. 63rd Street, 18.54 feet (plat: 18.46 feet) to the point of beginning, containing 31.897 acres, more or less.

Section 4. That in accordance with the recommendations of the Commission as set forth in the Resolutions, the Council hereby finds that:

- (a) The Redevelopment Area as a whole is a blighted area, as defined by the Act. A Blight Study undertaken by Belke Appraisal & Consulting Services, Inc., attached as Exhibit 11 to the Redevelopment Plan, provides evidence that defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivisions or obsolete platting, endanger by fire of other causes and the existence of conditions which endanger life by fire or other causes and is detrimental to the public health, safety, morals, or welfare are present in the Redevelopment Area;
- (b) The Redevelopment Area has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan;
- (c) The Redevelopment Plan conforms with the City's current comprehensive plan (FOCUS Plan) and the Swope Area Plan. The Redevelopment Area and Redevelopment Project Areas shall be subject to the applicable provisions of the City's Zoning Ordinance as well as other codes and ordinances as may be amended from time to time;
- (d) The area selected for the Redevelopment Projects includes only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Project Improvements;
- (e) The estimated date of completion of the Project Improvements within the areas described by the Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs, have been stated in the Redevelopment Plan, and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area;
- (f) A plan has been developed for relocation assistance for businesses and residences;
- (g) A cost-benefit analysis showing the impact of the Redevelopment Plan on each taxing district at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act; and

- (h) The Redevelopment Plan does not include the initial development or redevelopment of any gambling establishment.

Section 5. That, , contingent on City and Commission staff receiving sufficient evidence of the commitment to finance the redevelopment project costs described therein, as contemplated by the Source of Funds described the TIF Plan, the Commission is authorized to issue obligations in one or more series of bonds secured by the Southpointe Account of the Special Allocation Fund to finance Redevelopment Project Costs identified by the Redevelopment Plan and subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of, land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Commission determines, to enter into such contracts and take all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan pursuant to the power delegated to it by the Council. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 and 99.865, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 6. That pursuant to the provisions of the Redevelopment Plan, the City Council approves the pledge of economic activity taxes and payments in lieu of taxes generated from the Redevelopment Projects that are deposited into the Southpointe Account of the Special Association Fund to the payment of Redevelopment Project Costs identified by the Redevelopment Plan and authorizes the Commission to pledge such funds on its behalf, contingent on City and Commission staff receiving sufficient evidence of the commitment to finance the redevelopment project costs described therein, as contemplated by the Source of Funds described the TIF Plan.

Section 7. That the City Council hereby agrees to provide additional funding for payment of Certified Costs identified by the TIF Plan, by committing, subject to annual appropriation and subject to actual collection, in addition to the revenues available under the TIF Act, a defined portion of certain tax revenues realized by the City and generated in the Redevelopment Area that are not otherwise captured by the TIF Act as more particularly described in the Redevelopment Plan (the “Additional City EATS”), in an amount not to exceed \$17,534,804 payable over a period not to exceed twenty-three (23) years, contingent on City and Commission staff receiving sufficient evidence of the commitment to finance the redevelopment project costs described therein, as contemplated by the Source of Funds described the TIF Plan..

Section 8. That the Director of Finance is authorized to enter into a Financing Agreement with the Commission for the purposes of contributing Additional City EATS to the Commission for the payment of certified redevelopment project costs identified by the Redevelopment Plan, contingent on City and Commission staff receiving sufficient evidence of the commitment to finance the redevelopment project costs described therein, as contemplated by the Source of Funds described the TIF Plan. The Financing Agreement is approved in substantial form to that which is attached hereto.

Section 9. That the City, pursuant to Resolution No. 210850, hereby waives the financial return analysis required by Section 2, Paragraph B, Second Committee Substitute for Ordinance No. 160383, As Amended, or any AdvanceKC related process or procedure with respect to its approval of the Redevelopment Plan, its contribution of the Additional City EATS, and its execution and delivery of the Financing Agreement.

Section 10. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Executive of Jackson County, Missouri.

..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.

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Emalea Black
Assistant City Attorney

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

220403