

2013

*City Planning &  
Development*

**ANNUAL  
REPORT**

**KANSAS CITY,  
MISSOURI**





***Mayor***

Sly James

***City Council***

Scott Wagner

Dick Davis

Ed Ford

Russ Johnson

Melba Curls

Jermaine Reed

Jim Glover

Jan Marcason

Cindy Circo Mayor Pro Tem

Michael Brooks

Scott Taylor

John Sharp

***Manager***

Troy Schulte

***City Plan Commission***

Babette Macy, Chair

Jeff Krum, Vice Chair

Rev. Stan Archie

Bobbi Baker-Hughes

Margaret J. May

Enrique Gutierrez

Tim Van Zandt

Trish Martin

***Board of Zoning Adjustment***

Theresa Otto, Chair

Mike Keleher, Vice Chair

Richard Osborn

Tom Stiller

Quinton Lucas

Mark Ebbitts

Coby Crowl

Tony Bonuchi

***Historic Preservation Commission***

Erik Heitman, Chair

David Matthews, Vice Chair

Helen Bryant

Patrick Bustos

Raymond Doswell

Robert Gangwere

Michael Hardin

Joe Mattox

Andrew Ray

***Building and Fire Code Board of Appeals***

August Huber III, Chair

C. Michael Shaughnessy, Vice Chair

Barry Vieselmann

Bob Baslock

Clarence D. Jones

David Findlay

Frank Jackson

George Schluter

H. D. Ege

Kelley Cramm

Kenneth R. Karr

Mark Swan

Marvin Holmes

Michael McQueeney, Jr.

Patrick Doherty

***Director***

Robert Langenkamp



# Table of Contents

## Introduction

7 | Message from the Director

## Projects

9 | 2013 Completed Projects

13 | Projects Underway

17 | Department Projects

## Planning and Development Numbers

29 | 2013 Stats

30 | Building Permit Activity

## Governance

30 | City Plan Commission

Board of Zoning Adjustment

31 | Historic Preservation Commission

Building and Fire Code Board of Appeals

## Department Organization

33 | Management

35 | Staff List

*City Planning & Development Department*

**City of Kansas City, Missouri**

414 E. 12th Street

15th floor, City Hall

Kansas City, MO 64106

816-513-1500

planning@kcmo.org

kcmo.gov/planning



# *Message from the Director*

2013 was an exciting year as we completed projects and started new endeavors that will transform our city for years to come. The hard work of the department staff continues to foster positive impacts, and the activities reflected in this report are examples of their skill, dedication and commitment.

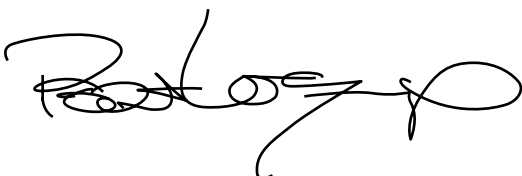
There are many contributors to our successes - people who help us every day by their service as elected leaders, board and committee members, and representatives of neighborhood, business and civic associations. I am grateful for their leadership, support and encouragement as we plan and develop this city together for the future.

As the department helps guide the growth of our city, the NextRail KC streetcar study will explore future transportation options, AdvanceKC will assist in leading us toward our development goals, and the department's Planning Services and Development Services divisions will support the City's development goals while preserving our history.

The department will continue to work toward improving all areas of service delivery as we change and evolve. Efforts to evaluate our services are currently being explored. Technology improvements are on the horizon for our land database system. The new e-builder filing system and other technology advancements will help us interact electronically with our customers, as well as share information and request feedback.

Lastly, I am happy to welcome Greg Franzen and Jeffrey Williams to department leadership positions as we continue to pursue excellence.

The future is looking bright for Kansas City, Missouri and the City Planning and Development Department. Together we will continue to achieve great accomplishments. My sincere thanks to all.



BOB LANGENKAMP *City Planning & Development Director*



Plaza Vista Office Tower



# 2013

## *Completed Projects*

### **Office**

Plaza Vista Office Tower  
Freightquote

### **Distribution**

FedEx Ground Package Center

### **Heavy Commercial**

Custom Truck and Equipment expansion

### **Education**

Woodneath Branch Library  
Tiffany Ridge Elementary School  
DeLasalle Education Center expansion  
Blue Hills Community Services Center  
Brookside Charter and Day School expansion

### **Medical**

St. Luke's Neuroscience Institute  
St. Luke's Homecare and Hospice  
Children's Mercy Genetics and Genomics Lab

### **Hospitality**

Hotel Sorella  
Sheraton Hotel renovations

### **Retail**

Ball's Price Chopper  
Vandar Haag Truck Sales and Service

### **Housing**

Timbers East Multifamily Housing  
Bancroft School Apartments and Community Center  
Oakland Heights Homes rehab  
Estates at Falcon Court Duplexes  
West 39th Street Apartments  
Senior Star at Wexford Assisted Living  
Highland Place Apartments conversion  
McCrite Senior Living

# Highlights

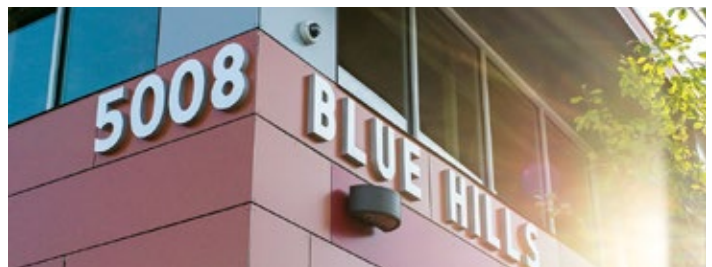
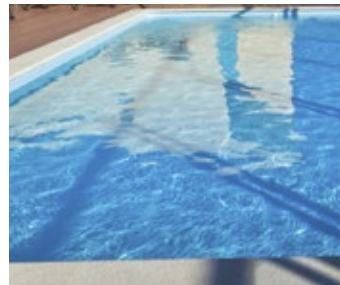
## Hotel Sorella & Plaza Vista Office Tower

**Hotel Sorella:** Luxury seven-story hotel with 132 rooms, a restaurant, breakfast café and landscaped garden on the ground floor, as well as a rooftop pool. Located at the County Club Plaza, the project was completed in fall 2013.

**Plaza Vista Office Tower:** Located at the County Club Plaza, the nine-story 253,654-square-foot building serves as the Polsinelli law firm's national headquarters, as well as provides retail and restaurant space. Also constructed was a 933-space parking garage. The building was unveiled to the public in November 2013.

## Blue Hills Business Center

New home of the Blue Hill Community Services corporate offices a \$3.2 million investment. The business center removed a brownfields site that was contributing to the blight and decay on Prospect Avenue and renovated it into a 14,618 square foot multi-tenant, energy efficient building. The building includes sustainable features, event space and a community garden.



## Woodneath Branch Library

---

The project was a conversion of a pre-Civil War home to a library branch for the Mid-Continent Public Library. The new building structure attaches to the back of the original home. The library worked closely with the Historic Preservation Commission to keep the Historical Register Status.

## McCrite Plaza Senior Living

---

A new 200,000 square-foot senior-care facility located in the Briarcliff area. The project includes 120 independent-living apartments and 40 assisted-living units within the retirement community.

## Freightquote

---

Freightquote's new headquarters building is a \$45 million fast-track construction project expected to be completed in less than 12 months. The 200,000-square-foot office building will have four stories with a steel frame and feature the architectural design elements of precast concrete with a glass curtain wall. The project was completed in the summer of 2013.

## St. Luke's Homecare and Hospice

---

New \$7 million hospice facility built on Southwest Trafficway between 35th and 37th Streets. The building meets all prerequisites to achieve Leadership in Energy and Environmental Design certification through the U.S. Green Building Council.

## Residences at Burlington Creek

---

Located at I-29 and 64th Street in the Burlington Creek mixed-use community, this apartment project features 293 units with access to shopping and restaurants. Outdoor entertainment features include an ice rink, sand volleyball, and walking and biking trails.



Photo provided by EDC



# 2013 Projects Underway

## Office/Mixed use

Three Trails Crossing, Cerner Corporation

## Hospitality

Springhill Suites Marriott

Residence Inn Marriott

Courtyard Inn Marriott

## Retail

Sam's Club, Church Road

Antioch Shopping Center redevelopment

Aldi Grocery, 39<sup>th</sup> and Prospect

## Housing

46 Penn Apartments

51 Main Apartments

Briarcliff Riverfront Apartments

Taylor and Ragan Building Apartments

Beacon Hill student housing, UMKC

Seven Oaks Estates

Lofts at Burlington Creek

## Distribution

Logistic Center II, KCI Intermodal BusinessCentre



# Highlights

## Briarcliff Riverfront Apartments

---

Located near Missouri Highway 9 and Briarcliff Parkway, the complex includes 340 luxury apartment homes in an 11-eleven building community. The project includes a fitness center and clubhouse and is part of a master planned community.



## 51 Main

---

Located at 5050 Main near the Country Club Plaza, the mixed-use project includes 176 luxury apartment units and 10,000 square feet of ground level retail.



## 46 Penn Apartments

---

Located at 46<sup>th</sup> Street and Pennsylvania Avenue near the Country Club Plaza, the project includes 188 units and a clubhouse facility.



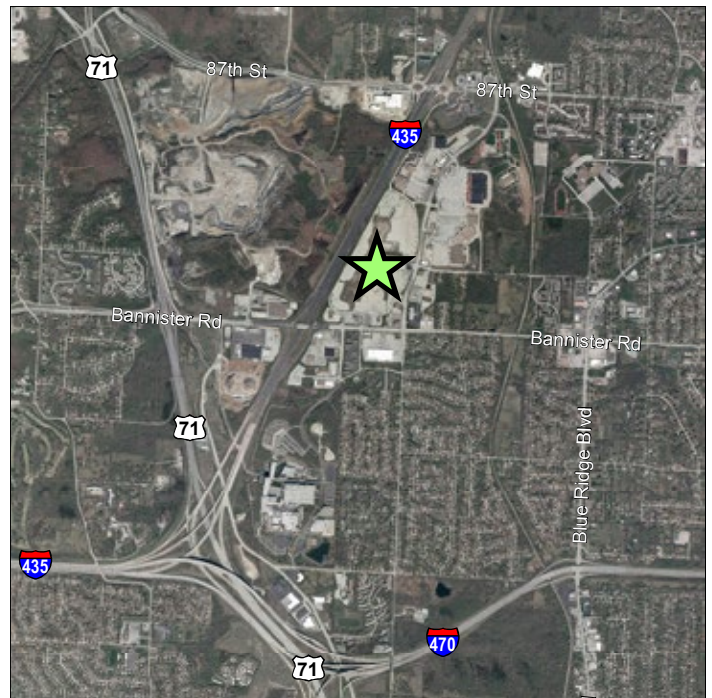
## Logistic Center II, KCI Intermodal BusinessCentre

Located adjacent to the Kansas City International Airport, the 351,520 square-foot distribution center is part of a 687 acre business park. The building is expandable and can include another 351,520 square feet.



## Three Trails Crossing, Cerner Corporation

The Three Trails Crossing project is a \$4.3 billion investment. The project features 3.66 million square feet of office space, two 120,000-square-foot data centers, a 155,000-square-foot conference center, a 75,000-square-foot early education center, a 125,000-square-foot service and distribution center, a 156-bed boutique hotel and a 65,000-square-foot grocery store. The project also includes a clinic, fitness and food-service facility for the employees, and additional restaurant and retail opportunities.







# Department Projects

## **Building Code Program High ISO Insurance Ratings**

In March 2013 the City received high ratings for the building code program, a distinction that may result in reduced property insurance costs for some structures. The ratings come from the Insurance Services Office Inc. (ISO), which periodically evaluates thousands of programs throughout the United States. On a scale of 1 to 10 with 1 being the best, Kansas City's building code programs received a classification of 2 for commercial and industrial property and 3 for one and two-family residential property from the ISO's Building Code Effectiveness Grading Schedule.

This is the first time the City's building code program has placed in the top 2 percent for commercial and industrial property. The City also placed in the top 18 percent for one- and two-family residential property.

## **Downtown Streetcar Transportation Development District (TDD) Project Incentive and Coordination Program**

This program was implemented to ensure high-level communication and coordination between all parties involved in the success of private devel-

opment within the streetcar TDD, and to provide development process service incentives. The TDD includes all parcels within the boundaries of the downtown streetcar taxation district. The program includes services and features such as reduced turnaround times for plans review, project facilitators, designated staff, development assistance team meetings and project coordination meetings.

In addition to these listed TDD services, other existing services for projects apply: access to online resources, assessments, land database access, one-stop services, checklists and forms, team inspections, multiple-enhanced plans review services, online/email/fax permit services and inspection scheduling options.

For more information about the project visit: <http://kcmo.gov/planning/downtown-streetcar-transportation-development-district-tdd-project-coordination-program/>

## **Advertising Billboard Sign Registration and Inspection Program**

In an effort to improve the city's visual landscape and follow the newly implemented Zoning and Development Code - Chapter 88, the Investigations Division launched a new regulation program for out-

door signs. The program includes an online registration tool for the owners of existing signs, as well as a new periodic inspection program. All owners are required to register their signs in order to establish and maintain balance of the visual environment.

For more information visit: [www.zoningplus.com/regs/kansascity/](http://www.zoningplus.com/regs/kansascity/)

### **New Website and Twitter Account**

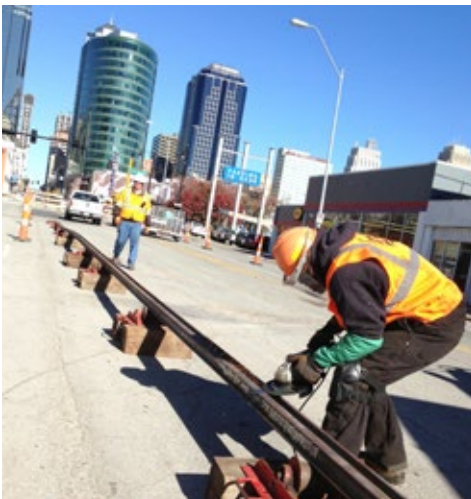
In 2013 the department participated with the City Communications Office in upgrading the department's website to a new Wordpress environment and a search-centric user experience. The new website includes links to meeting schedules, checklists, applications and other documents. The department also implemented a Twitter account to notify followers about public meetings and other

department news.

The new website can be found at <http://kcmo.gov/planning/> follow us on twitter at <https://twitter.com/KCMOPlanning>

### **The Downtown Streetcar Development Investment Guide**

The guide is being created to provide an overview for development opportunities surrounding the area of the new Kansas City Downtown Streetcar. The aim is to foster revitalization and redevelopment within the districts served by the Downtown Streetcar. The marketing material highlights the different area's unique characteristics, describes the development vision and policies, and lists major investments. The project was a collaboration between the department and the Downtown Council and is expected to be completed in April 2014.



## NextRail KC Phase II Streetcar Expansion

NextRail KC is the study of the expansion of the Downtown Streetcar Starter Line. The planning process consisted of months of community outreach and engagement, including an in-depth of analysis to develop the Phase II Streetcar Expansion Plan. A consultant team researched and developed a plan, while three committees provided overall project direction and counsel to the consultants, city staff and elected officials. The plan includes recommendations for the locations of the extension lines.

NextRail KC Phase II seeks to connect the downtown area redevelopment progress with neighborhoods in the urban core. Specific goals are:

- Provide efficient and reliable transit service
- Connect existing activity centers
- Develop underutilized and vacant property, while supporting existing residential and community activity
- Increase population and economic density within the urban core

To find out more about NextRail KC, visit: <http://nexttrailkc.com>



## AdvanceKC

---



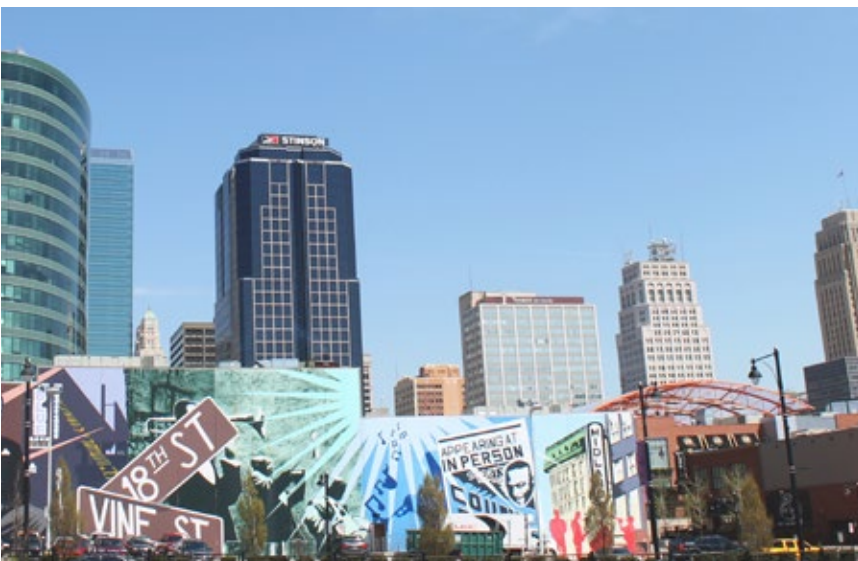
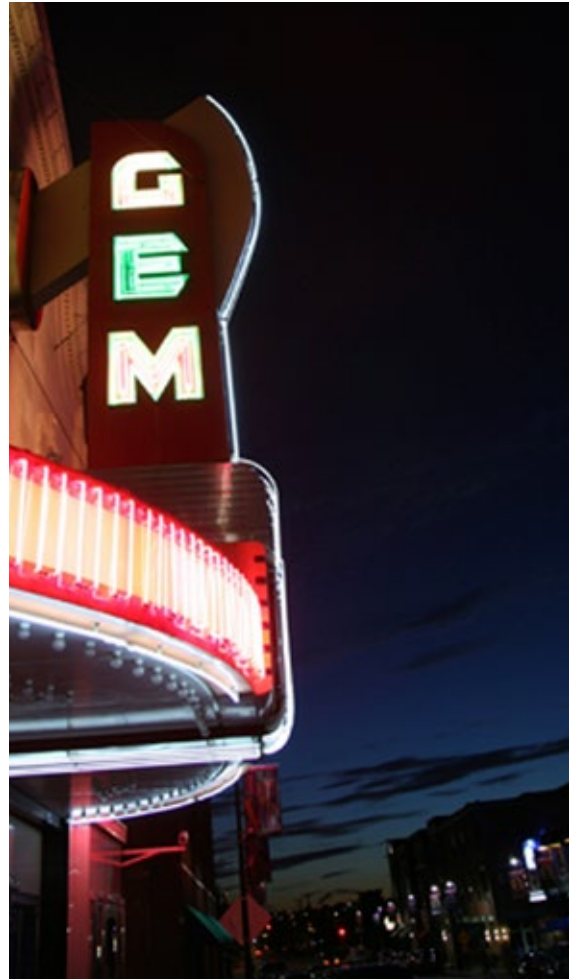
The City Council unanimously adopted AdvanceKC as an economic development plan at the end of 2012, signaling the official launch in 2013. By following a formal and sustainable framework to implement the City's highest priority strategies, AdvanceKC enables the community to compete more smartly and effectively for new jobs while better supporting existing companies and entrepreneurs.

In 2013, AdvanceKC realized its goals in three primary areas: (1) restructuring the Economic Development Commission by making it the single point of entry for all projects and altering the EDC governance structure to be more efficient and effec-

tive; (2) conducting a business target sector analysis to identify key opportunities and growth industries; (3) establishing City Council economic development priorities and fiscal restriction policies for jobs-based and site-based economic development projects (adopted by ordinance in February 2014).

AdvanceKC and the City Council will continue to promote economic development through the EDC using a streamlined process that focuses on people and jobs, including the underserved areas of the city, and active business retention and expansion.

For more information about AdvanceKC, visit: <http://kcmo.gov/advancekc/>





## e-Builder Electronic Plan Submittal and Review

In response to the needs of the development community and the City's desire to streamline existing processes, provide superior customer service and promote environmentally friendly policies, the City Planning and Development Department is currently working towards implementing the e-Builder plan submittal and review system. The new system consists of computer software that customers and staff may use to submit and view drawings electronically.

Currently the system is accepting electronic submittal plans for the following projects: one- and two-family residential dwellings, existing commercial buildings, and all Land Development Division projects. The next phase will include new commercial buildings and additions, and applications to the Development Management Division.

For more information or to submit plans electronically, visit:  
<http://kcmo.gov/planning/electronic-plan-submittal/>

## Midtown/Plaza Area Plan

The Midtown/Plaza Area Plan will recommend guidelines and strategies related to development, housing, neighborhoods, economic development, transportation, capital improvements, open spaces and urban design. The plan will also serve as the "plan of record" for the area and will be fully integrated with other adopted plans to form a single, coordinated policy. Lastly, the plan will build on the foundation of previous planning efforts in the area.

The Midtown/Plaza Area Plan process is moving forward and entering an important stage where planners and consultants will discuss specific issues and recommendations according to five sub-areas. Public meetings will be held in 2014.

For more information about the project, visit:  
<http://kcmo.gov/planning/area-plans-2/midtown-plaza/>





## Swope Area Plan

Since February 2013, City Planning and Development staff have worked with Swope area stakeholders to define the neighborhood's vision and strategies to achieve it. The Swope area vision is to be a community of desirable urban neighborhoods which provide a high quality of life by offering diverse choices for housing, transportation, shopping and services, employment, quality schools, culture and recreation in a secure and well maintained environment.

The plan's goals focus on targeted areas, livable neighborhoods, improved connections to transportation options, thriving employment and business districts and a sustainable community.

Analysis of the area and a survey of residents were completed. An interactive website was used as an online town hall meeting with the help of a company called MindMixer. Information was shared and practical and creative ideas for improving the community were collected. Public meetings were held, and a steering committee was established to lead the creation of the area plan. Department employees are working to produce the final plan now, and hope to have the project completed by the summer 2014.

For more information about the Swope Area Plan, visit: <http://kcmo.gov/planning/swope/>





## 63rd Street and Prospect Redevelopment Project

---

The 63rd and Prospect Redevelopment Project focuses on land within the boundaries of 61st Street south to 63rd Street, and Park Avenue east to Prospect Avenue. After previous development efforts for the site failed, the City acquired the 63rd and Prospect property so it could be put to a positive use for surrounding neighborhoods and community stakeholders.

The City Planning and Development Department began a state-approved asbestos testing and clean-up program at the site, after previous development efforts left asbestos contamination. After surface soil testing and preliminary excavations, only two samples showed any trace of asbestos—far less than originally estimated. In March 2014 the City announced the environmental cleanup will cost significantly less and take much less time than predicted.

For the development phase, the City has contracted with the Kessinger/Hunter commercial real estate firm to market the site on a local and national basis. The department will continue to work toward redeveloping this valuable resource for the betterment of the neighborhood, community and entire city.

For more information about the project, visit: <http://kcmo.gov/planning/63rd-and-prospect-redevelopment/>

## Historic Preservation Commission Publication, A Place in Time

---

First published in 1977, *A Place in Time* highlighted Kansas City's historic buildings and sites documented by the Landmarks Commission since its establishment in 1970. The Historic Preservation Commission made updating and publishing the book a priority in 2014. The committee reviewed the sites in the original issue and added numerous other sites and buildings to highlight the city's rich and varied past. The commission expects to publish the book in summer 2014.





## Municipal Farm

---

The Municipal Farm Master Plan was a six-month process to develop a plan to guide future land use and development of the Municipal Farm property. This 327-acre area is generally located on both sides of Interstate 435 (east and west) and south of Raytown Road and the Blue River.

The final plan guides the future of the Municipal Farm area and includes recommendations for land use, economic development and infrastructure, with a focus on identifying unique opportunities such as urban agriculture and other sustainable uses. Part of the plan will include a strategy to assess and clean up brownfield sites within Municipal Farm to help the community realize its vision for future land use.

Currently the department is collaborating on a project with Boys Grow, a nonprofit that works with inner-city youth, and recently rezoned the area to implement a master plan.

For more information about the project, visit:  
<http://municipalfarmkc.com>

## City Planning and Development Service Analysis Project

---

In the pursuit of continual improvement and evaluation of our services, the department initiated a comprehensive analysis of business processes and performance in 2013. A committee of volunteers representing the development community was formed to select an outside consultant through the City's RFP process.

Zucker Systems, a consultant service that specializes in planning and development, was selected. Zucker Systems surveyed staff members and over 2,000 customers from the previous year. The consultants held multiple focus groups with volunteer representatives from the development community, and also interviewed staff, managers, department heads, officials, stakeholders and customers. Lastly, they reviewed the department's data, documents, workflow, business processes, technology tools and service delivery. The final report is expected by summer 2014, and will be instrumental as the department guides itself towards continual improved service and performance.

# Planning and Development Numbers

## 2013 Stats

### Approved Building Permits



### Project Activity



### City Planning Committee (CPC)

Cases	155
-------	-----

### Board of Zoning Adjustment (BZA)

Cases	155
Variances	129

### Changes to the Planning Code

Text Changes	3
Zoning Changes	22

### Enforcement

311 Action Center cases opened	1234
311 Action Center cases closed	1246
Number of investigative inspections	4280
Number of elevator inspections	4715

### Historic Preservation Commission Certificate of Appropriateness Reviews

Administrative	30
Commission Review	60

### Kansas City Register of Historic Places

Applications	4
Site Designation	2

### National Register of Historic Places

Nominations Review	7
--------------------	---

### Building & Fire Code Board of Appeals

Cases	1
-------	---

# Permit Trends

<b>Building Permit Activity</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
<b>New Construction</b>										
Residential Number of Permits	2099	2052	1902	1079	645	1325	2048	1750	2495	2831
.....										
Total Number of New Units	2980	3306	3700	1679	1916	961	666	404	1080	1702
.....										
Single Family Number of Units	1932	1856	1564	953	511	406	412	384	541	648
.....										
Multifamily Number of Units	1048	1450	2136	726	1405	555	254	20	539	1054
.....										
<b>Residential Additions, Alterations and Repairs Permits</b>										
Residential Demolitions Permits	234	164	265	227	190	246	254	239	272	359
.....										
Demolitions Number of Units	522	169	298	283	220	299	279	390	345	406
.....										
Demolitions Single Family Units	206	161	250	194	179	224	233	216	267	338
.....										
Demolitions Multifamily Units	316	8	43	89	41	75	46	174	88	68
.....										
<b>New Construction Commercial</b>										
Number of Permits	477	348	304	390	375	847	696	631	646	588
.....										
<b>Commercial Additions,Alterations and Repairs Permits</b>										
Commercial Demolition Permits	126	74	50	89	63	54	59	82	60	81

NOTE: Since 2009, data reported captures permits for more than just basic structural work. The result is higher dollar figures and numbers of permits for additions, alterations and repairs, and new construction. There has been no change in how housing units are counted.

# Governance

## City Planning Commission (CPC)



The City Plan Commission is an eight-person voluntary board made up of citizens appointed by the mayor. The CPC conducts public hearings on applications and plans that involve development or redevelopment of property in Kansas City, Mo. This includes rezoning applications, development plan approval, approved development plan amendments, subdivision of land, street and alley vacations amendments, land use and street widening plan and other applications.

### 2013 City Plan Commission Roster

Babette Macy, Chair	Margaret J. May
Jeff Krum, Vice Chair	Enrique Gutierrez
Rev. Stan Archie	Tim Van Zandt
Bobbi Baker-Hughes	Trish Martin

## Board of Zoning Adjustment (BZA)



The Board of Zoning Adjustment is an eight-member voluntary board made up of citizens appointed by the mayor. The BZA hears and makes final decisions on requests for variances from the requirements of the Zoning and Development Code, considers exceptions to fence height, considers appeals of administrative decisions, and makes final decisions on Special Use Permits.

### 2013 Board of Zoning Adjustment Roster

Theresa Otto, Chair	Quinton Lucas
Mike Keleher, Vice Chair	Mark Ebbitts
Richard Osborn	Coby Crowl
Tom Stiller	Tony Bonuchi

## Historic Preservation Commission



The Historic Preservation Commission is a nine-member body of volunteer citizens appointed by the mayor. Members serve a three-year term, with three new members appointed every year. The commission's goal is to safeguard the city's historic, aesthetic and cultural heritage. The group makes recommendations for the designation of properties to the Kansas City Register of Historic Places, and also reviews applications for exterior alterations of properties already listed on the register.

### 2013 Historic Preservation Commission Roster

Erik Heitman, Chair	Robert Gangwere
David Matthews, Vice Chair	Michael Hardin
Helen Bryant	Joe Mattox
Patrick Bustos	Andrew Ray
Raymond Doswell	

## Building and Fire Codes Board of Appeals

The Building and Fire Codes Board of Appeals hears appeals of orders, decisions or determinations made by the building official or the Fire Department director.

### 2013 Building & Fire Code Board of Appeals Roster

August Huber III, Chair  
 C. Michael Shaughnessy, Vice Chair  
 Barry Vieselmann  
 Bob Baslock  
 Clarence D. Jones  
 David Findlay  
 Frank Jackson  
 George Schluter  
 H. D. Ege  
 Kelley Cramm  
 Kenneth R. Karr  
 Mark Swan  
 Marvin Holmes  
 Michael McQueeney, Jr.  
 Patrick Doherty

# Department Organization

The City Planning and Development Department guides future physical and economic development by focusing on two main areas: Planning Services and Development Services. In Planning Services, staff manage development policy, conduct research and support the City's long-term vision. In Development Services, staff issue permits, review plans and enforce development policy.

City Planning divisions include Citywide Planning, Development Management and Urban Redevelopment. Development Services includes Land Development, Plans Review, Permits, Inspections and Investigations.

## Management

Robert Langenkamp	Director
Jeffrey Williams	Principal Assistant to the Department Head
Greg Franzen	Assistant Engineering Director
Diane Binckley	Division Manager, Development Management
Claude Page	Division Manager, Urban Redevelopment
Dion Waldon	Division Manager, Land Development
Gary Marker	Division Manager, Plans Review
Jomy John	Division Manager, Permits
Heath Perkins	Division Manager, Inspections
Wilson Winn	Division Manager, Investigations



## Administration

The division provides support and resources and includes finance, human resources, customer service, economic development and special projects.

## Citywide Planning

The division includes long-range planning, historic preservation, demographic research and communication. The division works with property owners, developers, neighborhood groups, community agencies and local businesses to develop the city's 18 geographic areas into area plans while maintaining the city's comprehensive plan.

## Development Management

The division provides staff support to the City Plan Commission and Board of Zoning Adjustment and makes recommendations to the groups regarding land use issues for current projects.

## Urban Redevelopment

The division works directly with citizens, developers and development agencies to assist, fund and manage projects from the planning stage to project completion.

## Land Development

The division is involved in the development of land from start to finish, focusing on a project's impacts as well as the number of land parcels, streets, storm sewers, stormwater management, conveyance systems, sanitary sewers, streetlights, street signals, erosion and sediment control.

## Plans Review

The division reviews plans for construction, renovation or remodeling of buildings and building systems. Staff work with property owners, contractors and designers directly by answering questions and finding resolutions to assure compliance with the building code.

## Permits

The division issues construction-related permits, zoning determinations and clearances, floodplain information, and conformance verification letters for lending institutions. Staff also process applications related to construction permits and oversee contractor licensing.

## Inspections

The division is the primary field enforcement for all permitted construction activity on private property. The majority of inspections are performed in response to related building permits, but some inspections are performed in response to a complaint.

## Investigations

The division conducts investigations concerning sign and demolition complaints, permit compliance, building code violations, certificate of occupancy violations and floodplain violations. The division is also involved with land use and development compliance and safety inspections.



**2013 Staff List**  
.....

Andraya Newton  
 Andrew Bracker  
 Anthony Johnson  
 Ashley Winchell  
 Avondale Pernel  
 Basil Al-Ani  
 Bradley Wolf  
 Brett Cox  
 Brian Thompson  
 Bruce Johnson  
 Bryan Foster  
 Carbetta Mitchem  
 Carl Spahn  
 Chad Shupert  
 Chavonna Adams  
 Clifford McQuillen  
 Daniel Weber  
 D'Ann Clemmons  
 Daryl Baker  
 David Binneboese  
 David Healy  
 David Skaff  
 Dean Donaghy  
 Dean Smith  
 Delores Owens  
 Derek Weaver  
 Derrick Lloyd  
 Emilio Useche  
 Fareeda Muhammad  
 Gena Hall  
 Gene Skinner  
 Gerald Williams  
 Ghiziana Iosif-Arndt  
 Glenn Longworth  
 Gregg Kolase'  
 Gregory Eldridge  
 Ha Burton  
 Heather Gilbride  
 Jalal Saleh  
 James Haake

James Hedstrom  
 Jeffrey Lee  
 Jeffrey Phillips  
 Jerald Windsor  
 Jessica Hodge  
 John Brown  
 John DeBauche  
 John Eckardt  
 John Newport  
 John Sherwood  
 Joseph Rexwinkle  
 Justin Peterson  
 Kambiz Zoraghchi  
 Katherine Carttar  
 Kellie Johnston Dorsey  
 Kevin Morris  
 Kevin Scott  
 Kristy Cotton  
 Kyle Elliott  
 Laura Richardson  
 Lisa Brown  
 Lisa Wheeler  
 Lois Gartman  
 Mark White  
 Martha Campbell  
 Mary Lopez  
 Matthew Goff  
 MauRece Green  
 Maxine McMullen  
 Michael Clark  
 Michael Coddington  
 Michael Saye  
 Michael Wright  
 Milo Hudson  
 Nathan Kline  
 Nichol Bass  
 Nikki Dennis  
 Olofu Agbaji  
 Pamela Powell  
 Patricia Noll  
 Rachelle Strain  
 Raymund Rhodes

Ron Simmons  
 Robert Combs  
 Robert Panek  
 Rodney Leinen  
 Sarah Anzicek  
 Sarah Simmons  
 Shanta King  
 Siroos Noorbakhsh  
 Stacy Hill  
 Stanley Eiler  
 Stephen Klenklen  
 Steven Cameron  
 Steven Christner  
 Steven Donner  
 Steven Lebofsky  
 Steven Stalder  
 Steven Ward  
 Susan Loken  
 Syrus Kalantar-Hormozy  
 Terry Downs  
 Terry Elmer  
 Theresa Harper  
 Thomas Hobley  
 Tiffeny Douglas  
 Timothy Brookhouser  
 Tom Nguyen  
 Troy Andersen  
 Vanessa Williams  
 Vergil Phillips  
 Victoria Smith  
 Wanda Sherman  
 William Spangler  
 William VanAusdall  
 William Watson

**Interns**  
.....

Brian Jackson  
 Tobias Thompson

*City Planning & Development Department*  
**City of Kansas City, Missouri**

---

414 E. 12th Street  
15th floor, City Hall  
Kansas City, MO 64106  
816-513-1500  
planning@kcmo.org  
kcmo.gov/planning

