



LAND BANK OF KANSAS CITY, MISSOURI
PROPERTY PURCHASE APPLICATION
URBAN AGRICULTURE

IMPORTANT APPLICATION INFORMATION

- **Application** -To purchase a Land Bank of Kansas City, Missouri (“Land Bank”) property complete the following form and return to the Land Bank office. If you wish to purchase more than one property, use a separate application for each property. Submitting an application does not commit the Land Bank to transfer property. Listing your spouse is mandatory; a Marital Waiver is available if the spouse does not want an ownership interest in the property.
- **Background Check Fee** - There is a \$25.00 non-refundable Background Check Fee, payable by cashier’s check or money order. There is an additional \$10.00 non-refundable Background Check Fee for each person added to the application. All applicants must present a Social Security Card issued by the Social Security Administration for verification at application. **This is a required piece of documentation to complete the background check.** To obtain a Social Security card, you may visit or contact your local Social Security Administration office.
- **Administrative Fee** - There is an \$85 non-refundable Administrative Fee to be paid in the form of a separate cashier’s check or money order for each application, due at the time of application submission.
- **Proof/Source of Financing** - Please show documentation for funding available for the full amount. Explain in detail the financing for the total project costs and include documentation of financing sources such as checking and savings accounts. The checking and savings account statements must have the name of the bank as well as the name of the account holder.
 - Financing amounts shall include the following:
 - Cost to purchase a property;
 - Total cost of Scope of Repairs
- Please submit: **1) Application, 2) Background Check Fee 3) Administrative Fee 4) Proposed Site Project Plan, 5) Timeline of Proposed Project, 6) Proof/Source of Financing to:**
 - The Land Bank of Kansas City, Missouri, 414 E. 12th Street, 19th Floor, Ste. 1904 Kansas City, MO 64106.
 - Please allow at least 30 days from the acceptance of your application for processing.
 - All applicants must present a current government-issued photo identification at application. To obtain a government-issued photo identification, you may visit your local Department of Motor Vehicle office.

Land Bank Urban Agriculture Application

Applicant Name: _____ Date: _____

Organization or group name, if applicable: _____

Will this organization be the owner of record of the proposed site going forward? Yes No

If No, please list property owner's name: _____

Do you have any organizations committed to supporting the project financially? Yes No

If yes – name of organization: _____

List other sources of funding: _____

What type of flora or fauna do you plan to cultivate on the site: _____

Orchards require more care than other types of urban agriculture. If you plan on planting an orchard, please list your orcharding experience, and your timeline and budget for the installation:

Do you have an existing urban agriculture site? _____

If so, address: _____

Mailing address (if different from garden address): _____

Steward Contact: Must be willing to be the main contact and caregiver for the site.

**A site steward must be willing to tend the site at minimum once a week spring through fall*

Steward Name: _____

E-mail: _____ Phone: _____

Address: _____

Is the steward willing and able to participate in periodic gardening workshops? Yes No

Is the site zoned for urban agriculture:

Yes No

If no, do you plan to rezone? Yes No

Does the proposed project site have access to water? Yes No

Type: Dedicated Water Line Neighboring Water Line Other _____

If no, how do you plan to water the site: _____

Who will mow the site?

- Group member/Steward External Contractor

Who will the site serve? (check all that apply)

- Youth/Children For-profit Special needs At-risk groups
 Immigrants Refugees Neighborhood Organization members

How much of the vegetable, fruit, nut and/or berry production is intended to be provided at no cost to the neighborhood, gardeners, and community or food pantries?

- 0 - 25% 25% - 50% 50% - 75% 75% - 100%

Is any of the harvest intended to be sold? Yes No

If yes, please explain:

Please describe your operation and who would be involved:

Will your organization be a member of Kansas City Community Gardens – Giving Grove Program?

[This is required if you will install an orchard]. Yes No

Giving Grove group membership is \$10 for a 5-year membership and is necessary to have access to the Giving Grove program and KCCG services.

Orchard Requests: Have you contacted The Giving Grove (816-931-3877 x303)? Yes No

I agree to commit to this partnership with the Land Bank and will ensure that the urban agriculture site is cared for and maintained to the best of my ability. I will utilize the resources listed below including attending educational workshops Yes No.

Would you agree to self-report the harvest quantities produced on this land if it was easy to do?

Yes No.

Property I am applying for: _____

My offer price: _____

The work I intend to do to make the site ready, and the estimated price for each item:

Fencing: \$ _____

Pick up trash/rubble/dumping: \$ _____

Tear out concrete: \$ _____

Demolish structure(s): \$ _____

Tree work: \$ _____

Grading: \$ _____

Water line: \$ _____

Rezoning: \$ _____

Signed: _____ Date: _____

AVAILABLE RESOURCES

Get growing mini-grants www.getgrowingkc.org. Can be used for urban ag. Infrastructure.

Kansas City Community Partner Gardens <https://kccg.org/community-partner-gardens/>

Kansas City Community Gardens Resources www.kccg.org/gardening-resources/

Kansas City Community Gardens Workshops www.kccg.org/events/

Cultivate KC mini-grants <https://www.cultivatekc.org/farmers/grants/>

Cultivate Kansas City www.cultivatekc.org.

The Giving Grove <https://kccg.org/giving-grove/>

Advocates for Urban Agriculture Newsgroup <https://groups.google.com/forum/#!forum/advocates-for-urban-agriculture>.

Each University in the area has an Extension office that can help with soil testing, etc...

City Farmer website www.cityfarmer.org.

KCMO Ordinance 88-312-01 *et seq.* attached. The "Urban Agriculture ordinance".

§ 88-312-01. Crop Agriculture

- **88-312-01-A. GENERAL**

An area of land managed and maintained by an individual or group of individuals to grow and harvest food crops and horticultural products (including flowers, trees, and bees and apiary products) for off-site sale in locations where retail sales are an allowed use. Crop agriculture may be a principal or accessory use.

- 1. Crop Agriculture Standards**

(a) Garden and farm-related buildings and structures must comply with the accessory structure setback requirements that apply in the subject zoning district (See 88-305). Crop areas must be set back at least 3 feet from all property lines. The required setback must be covered with ground cover plants, which may include grasses.

(b) The site must be designed and maintained so that chemicals will not drain onto adjacent property.

(c) On-site sales of whole, uncut, fresh food and/or horticultural products grown on the crop agriculture property are allowed on property zoned R-80.

- 2. Special Use Permit Required for On-Site Sales**

In residential zoning districts, except R-80, on-site sales of whole, uncut, fresh food and/or horticultural products grown on the crop agriculture property may be allowed if reviewed and approved in accordance with the special use permit procedures of 88-525. A special use permit shall not be issued unless all of the approval criteria in [88-525-09](#) are satisfied.

- **88-312-02-A. HOME GARDEN**

A garden maintained by one or more individuals who reside in a dwelling unit located on the subject property. Food and/or horticultural products grown in the home garden may be used for personal consumption, and only whole, uncut, fresh food and/or horticultural products grown in a home garden may be donated or sold on-site within a reasonable time of its harvest. The sales may only take place during the period of May 15 through October 15. Row crops are not permitted in the front yard of a residentially zoned and occupied property, except property zoned R-80, if whole, uncut fresh food and/or horticultural products grown in the home garden are donated or sold onsite. "Row crops" shall be defined as grain, fruit or vegetable plants, grown in rows, which are 24 inches or more in height. "Row crops" shall not mean cultivated or attended trees, bushes, or shrubbery less than 6 feet in height, or trees in excess of 6 feet in height, and shall not include grain, fruit or vegetable plants that are part of the front yard's borders, that extend no more than 5 feet from the side property lines or from the front of the principal building. A home garden is an accessory use to a principal residential use, and must comply with the lot and building standards for its zoning district. On-site sales made in accordance with this section shall not be considered to be commercial activity under this Code, and shall not be subject to the restrictions for home occupations in 88-305-04. Section 88-10-08-C shall govern any conflict between the provisions of this section and any private homeowner covenants or restrictions. Any area of land that is managed and maintained in a manner that fits within the description of Community Supported Agriculture in 88-312-02-C cannot be considered to be a Home Garden.

88-312-02-B. COMMUNITY GARDEN

An area of land managed and maintained by a group of individuals to grow and harvest food and/or horticultural products for personal or group consumption or for sale or donation. A community garden area may be divided into separate garden plots for cultivation by one or more individuals or may be farmed collectively by members of the group. A community garden may include common areas (e.g., hand tool storage sheds) maintained and used by the group. The Community Garden must comply with the lot and building standards for its zoning district. All chemicals and fuels shall be stored in an enclosed, locked structure when the site is unattended. Community garden group members may or may not reside on the subject property. Sales and donation of only whole, uncut, fresh food and/or horticultural products grown in the community garden may occur on-site on otherwise vacant property, but may not occur on residentially zoned and occupied property, except property zoned R-80. Row crops are not permitted in the front yard of a residentially zoned and occupied property, except property zoned R-80, if whole, uncut fresh food and/or horticultural products grown in the community garden are donated or sold onsite. "Row crops" shall be defined as grain, fruit or vegetable plants, grown in rows, which are 24 inches or more in height. "Row crops" shall not mean cultivated or attended trees, bushes, or shrubbery less than 6 feet in height, or trees in excess of 6 feet in height, and shall not include grain, fruit or vegetable plants that are part of the front yard's borders, that extend no more than 5 feet from the side property lines or from the front of the principal building. A community garden may be a principal or accessory use. Any area of land that is managed and maintained in a manner that fits within the description of Community Supported Agriculture in 88-312-02-C cannot be considered to be a Community Garden.

88-312-02-C. COMMUNITY SUPPORTED AGRICULTURE (CSA)

An area of land managed and maintained by an individual or group of individuals to grow and harvest food and/or horticultural products for shareholder consumption or for sale or donation. Under the CSA model, shareholders arrange to work on the farm in exchange for a share of the food and/or horticultural products grown on the CSA property and/or pay for a portion of the food and/or horticultural products in advance. A CSA may be a principal or accessory use. A CSA located in a residential zoning district, except R-80, requires a special use permit issued in accordance with the special use permit procedures of 88-525. A special use permit shall not be issued unless all of the approval criteria in [88-525-09](#) are satisfied. The permit is also subject to the following additional standards.

1. Community Supported Agriculture (CSA) Standards

(a) Garden and farm-related buildings and structures must comply with the accessory structure setback requirements that apply in the subject zoning district (See 88-305). Farmed areas must be set back at least 3 feet from all property lines. The required setback must be covered with ground cover plants, which may include grasses.

(b) Row crops are not permitted in the front yard of a residentially zoned and occupied property, except property zoned R-80, if whole, uncut fresh food and/or horticultural products grown on the CSA property are donated or sold onsite. "Row crops" shall be defined as grain, fruit or vegetable plants, grown in rows, which are 24 inches or more in height. "Row crops" shall not mean cultivated or attended trees, bushes, or shrubbery less than 6 feet in height, or trees in excess of 6 feet in height, and shall not include grain, fruit or vegetable plants that are part of the front yard's borders, that extend no more than 5 feet from the side property lines or from the front of the principal building.

- (c) The CSA must comply with the lot and building standards for its zoning district.
- (d) Shareholders may pick up food and/or horticultural products grown on the CSA property at the site and may work at the site.
- (e) The site must be designed and maintained so that chemicals will not drain onto adjacent property.
- (f) Tractors, lawnmowers, and other farm-related machinery in R-10 through R-0.3 residential districts must be stored in an enclosed structure.
- (g) Interns and apprentices may be allowed to work on the CSA property.
- (h) All chemicals and fuels shall be stored in an enclosed, locked structure when the site is unattended.
- (i) Synthetic pesticides or herbicides may be applied only in accordance with state and federal regulations.
- (j) Sales and donation of only whole, uncut, fresh food and/or horticultural products grown on the CSA property may be allowed.
- (k) Reasonable conditions for the operation of the CSA may be imposed.
- (l) The permit may be granted for an initial period of one year. Subsequent renewals may be allowed for up to 5 years if the CSA has complied with all of the requirements of the permit for the previous permit period.
- (m) Section 88-10-08-C shall govern any conflict between the provisions of this section and any private homeowner covenants or restrictions.

88-312-02-D. PRIVATE NUISANCE ACTIONS

Nothing herein is intended to preclude any person from filing a private nuisance action against an offensive agricultural use.