



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230979

Submitted Department/Preparer: City Planning

Revised 11/01/23

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

Executive Summary

Rezoning an area of about 30 acres generally located north of Hwy I-435 and south of NW Cookingham Drive (2801 NW Cookingham Drive) from District AG-R (Agricultural) to District M2-3 (Manufacturing 2-3) and approving a preliminary development plan which also serves as a preliminary plat for a data center development consisting of two lots and two tracts. (CD-CPC-2023-00138 and CD-CPC-2023-00140).

Discussion

"Utilizing planning approaches..." from the CWBP was chosen as most applicable to this ordinance, as the proposal was reviewed by current and long rang planning staff. Although this was the most applicable selection, the ordinance does not ensure sustainable housing or promote wellbeing.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing physical development of subject property and allowed uses on subject property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing physical development of subject property and allowed uses on subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The proposed ordinance dedicates public right-of-way as required by the Major Street Plan and authorizes construction of public infrastructure at the

developer's expense. Once completed, the infrastructure will be accepted by the city and become the City's responsibility to maintain.

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

This ordinance authorizes physical development of the subject property, which may generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

There is no account string to verify as this ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

- 1. View the [FY23 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
 - Ensure all residents have safe, accessible, quality housing by reducing barriers.
 - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

None

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes physical development of subject property and allowed uses on subject property, which has not been evaluated for its health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on 9/19/2023.
3. How does this legislation contribute to a sustainable Kansas City?
There proposed legislation does not greatly contribute to a sustainable Kansas City as it is adding impervious surface and creating few jobs for the size of the development. The location is appropriate for the use, but this project did not go above and beyond in an particular aspect of sustainability.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

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

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

No(Press tab after selecting)

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

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