



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

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

Executive Summary

Approving a development plan on about 35 acres to allow for a phased non-residential development plan for surface and underground uses in Districts M1-5 and US generally located East of 435, North of Wilson Avenue, and adjacent to the City of Independence.

Discussion

The proposal for a non-residential conceptual development plan located in Districts M1-5 and US for surface development that includes storage, office, and warehouses for a total of 11 buildings in the future. The proposal will use the existing private entrance to the caves for all underground space development. The future developments will require approval of project plans for each building and will need to meet the submitted design guidelines. The proposal meets all codes and ordinances for the conceptual phase of the development the details will be reviewed when the project plans are submitted.

The City Plan Commission recommended approval with conditions of the development plan. The developer satisfied the following two conditions as required prior to ordinance request:

- The developer shall provide design standards for the surface development that include the construction materials and colors prior to ordinance request.
- The developer shall provide the following corrections in the Traffic Impact Study prior to Ordinance Request:
 - a. TIS shows future buildout at 2023, 2043
 - b. TIS does not address potential impacts to Wallace Ave, a 26-foot wide residential street, or Wilson Road, an undeveloped local collector.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No

2. What is the funding source?

NA

3. How does the legislation affect the current fiscal year?

NA

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

City of Kansas City, Missouri



Docket Memo

NA

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

NA

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

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

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
-
-

City of Kansas City, Missouri



Docket Memo

Prior Legislation

See staff report

Service Level Impacts

See staff report

Other Impacts

1. What will be the potential health impacts to any affected groups?
NA
2. How have those groups been engaged and involved in the development of this ordinance?
NA
3. How does this legislation contribute to a sustainable Kansas City?
NA
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?
NA
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?
NA