



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250200

Submitted Department/Preparer: City Planning

Revised 6/10/24

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 an amendment to the Line Creek Valley Area Plan on about 2.84 acres generally located 600 feet north of the intersection of NW 64th Street and N Chatham Avenue by changing the recommended land use from Mixed Use Community to Commercial for the Chatham Ave Self Storage project. (CD-CPC-2024-00199)

### Discussion

Resolution accompanied by an ordinance for rezoning and development plan for a self-storage facility off N Chatham Ave. Proposed self-storage building is 114,400 square feet.

The Line Creek Valley Area Plan currently recommends Mixed Use Community and the applicant is requesting to amend the designation from Mixed Use Community to Commercial to be more in line with the proposed zoning district. The need for the amendment and rezoning come from the Zoning and Development Code identifying self-storage warehouse as an industrial use rather than a commercial use, although it is typically found in commercial use areas.

Plans meet all applicable sections of the Zoning and Development Code, except section 88-120-06 – Floor Area Limits for Industrial Establishments and 88-420-06 – Parking Ratios. The applicant is seeking a variance from the Board of Zoning Adjustment for both standards. The floor area limits for industrial establishments allow a maximum floor area of 25,000 square feet in B zoning districts, which the proposed building (114,400 square feet) greatly exceeds. The vehicle parking ratio is established by the number of storage units, which for this development would require 15 parking spaces; the applicant is proposing nine parking spaces.

CPC recommended approval of the Area Plan amendment, rezoning, and development plan. There was no public testimony provided at the CPC hearing.

## 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 resolution to amend future land use in the Line Creek Valley Area Plan
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a resolution to amend future land use in the Line Creek Valley Area Plan.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable as this is a resolution to amend future land use in the Line Creek Valley Area Plan .
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is a resolution to amend future land use in the Line Creek Valley Area Plan

### 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)

No account string to verify as this resolution has no direct fiscal impact.

## Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- ☒ Ensure quality, lasting development of new growth.
- ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

### Prior Legislation

None

### Service Level Impacts

No impact expected

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
Ordinance was not evaluated for potential health impacts
2. How have those groups been engaged and involved in the development of this ordinance?  
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?  
This legislation allowing a proposed self-storage building doesn't directly contribute to a sustainable Kansas City.
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:

Private development proposal, privately funded.

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

No(Press tab after selecting)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)