



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-5441

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

A request to approve a development plan and preliminary plat in district M1-5 (Manufacturing) to permit warehousing, wholesaling, freight movement and general manufacturing, production and industrial service on about 86 acres generally located at Stadium Drive and Raytown Road.

Discussion

The 86 acre site is currently zoned M1-5 (Manufacturing) which permits general manufacturing and outdoor warehousing with the approval of a special use permit. Union Pacific Railroad is seeking approval of a development plan to construct three large structures, totaling roughly 600,000 square feet to allow for a variety of warehousing and distribution uses as well as a mechanic facility that will cater specifically to locomotive repair and maintenance. These uses may be approved by the development plan in lieu of a special use permit because the subject property meets the development plan applicability found in 88-517-02-D and 88- 517-02-F of the Code. The applicant is proposing five new rail spurs within the subject property; there is existing rail that currently serves the southeast corner of the site.

Union Pacific Railroad will be required to coordinate with the Public Works Department regarding infrastructure improvements to E. 39th Street, a new railroad bridge crossing at Raytown Road and Stadium Drive and streetscape improvements along Stadium Drive. It is very important for the applicant to make sure any site improvements do not negatively impact World Cup operations in the summer of 2026. The applicant has stated there may be a delay in constructing the first phase until a new railroad bridge crossing is constructed at Raytown Road and Stadium Drive (northeast corner of the subject property) to allow for semi-trailers to safely circulate within the proposed development. City Planning and Development has proposed a condition that the applicant submit a project plan that will provide additional information pertaining to the proposed materials and elevations for the three structures that are proposed.

City Planning and Development staff contacted the City's Office of Environmental Quality (OEQ) to ensure that the proposed plan does not negatively impact the Renew the Blue restoration project. The City accepted a \$5,000,000 grant award from the Missouri Department of Natural Resources, as part of the American Rescue Plan Act (ARPA) of 2021. The applicant/UPRR is also exploring whether the City is willing to

accept 1.58 acres along the southern portion of the property. The 1.58 acres is located within the RACER (Revitalizing Auto Communities Environmental Response) Trust, which was created in 2011 by the US Bankruptcy Court to allow for redevelopment of facilities once owned by General Motors Corp. As of 2021, MoDNR and the RACER Trust has reported that the “investigation of soils is complete, and groundwater monitoring continues with MoDNR oversight. A final remediation plan will be developed once all investigations are complete.”

Staff recommends approval for the proposed rezoning, development plan and area plan amendment. On April 2, 2025 the City Plan Commission (CPC) voted 4-0 to approve the development plan.

No public input was sent to staff and no one testified in opposition to the application at the City Plan Commission 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 zoning ordinance.
3. How does the legislation affect the current fiscal year?
Not applicable, as this is a zoning ordinance.
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 zoning ordinance.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Potentially.

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 because this ordinance does not have a 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?
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

11758-A – On June 11, 1996, the Board of Zoning Adjustment (BZA) approved a condition use permit (CUP) for a private detention facility. The CUP expired as no action was taken.

Service Level Impacts

No service level impacts were identified.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No potential health impacts were identified.

2. How have those groups been engaged and involved in the development of this ordinance?

The applicant held the required public engagement on March 25th, 2025.

3. How does this legislation contribute to a sustainable Kansas City?
No information related to the sustainability of this project was submitted to the 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:

Click or tap here to enter text.

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)