



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-5438

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 area plan amendment to the KCI Area Plan for an area of approximately 1 acre generally located at Interstate 435 and N.W. Cookingham Drive by changing the recommended land use from mixed use community to commercial and industrial. (CD-CPC-2025-00025)

Discussion

The applicant is expanding a previously approved development plan by one acre to allow for a speculative data center (communication service establishment). The proposal will allow for approximately 60 acres of land to be used for communication service establishments (data centers). The 60 acres are undeveloped, currently zoned for agricultural uses, adjacent to Interstate 435 and generally flat. The applicant will be removing over nine (9) acres of trees but is not required to provide any tree mitigation due to the existing stream buffer that runs along the eastern and southern perimeter of the site. This area is currently designated Mixed Use Community in the KCI Area Plan. The requested amendment is for the one acre designated Mixed Use Community and would amend this future land use to Commercial/Industrial,

Staff recommends approval for the proposed rezoning, development plan and area plan amendment. On March 19, 2025 the City Plan Commission (CPC) voted 4-0 to approve the rezoning, development plan and area plan amendment.

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 resolution.
3. How does the legislation affect the current fiscal year?
Not applicable, as this is a zoning resolution.
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 resolution.
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 resolution has no 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

CD-CPC-2023-00138, CD-CPC-2023-00139 and CD-CPC-2023-0140 were approved by the City Council on November 30, 2023 to allow for a speculative data center development (Ordinance No. 230979).

CD-CPC-2024-00032, CD-CPC-2024-00030 and CD-CPC-2024-00031 were approved by the City Council on January 30, 2025 (Ordinance No. 250027).

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 6th, 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)