



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240379

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

Approving a major amendment to a previously approved development plan for a self-storage warehouse in district B4-5 for added units and an additional story in District B4-5 generally located at the southwest corner of NW Cookingham Drive and North Congress Avenue. (CD-CPC-2024-00006)

Discussion

The applicant is seeking approval of a major amendment to a previously approved development plan to allow for additional storage units and an additional story for a warehouse development. The addition is focused in the center of the site, with additional ground floor units on buildings #4 and #5. The added story will connect buildings #4 & #5 to create one new building identified as building A.

The proposed addition requires a major amendment because the increase in square footage (33,708 square feet) is greater than the allowed 2,000 square feet or 10% and the proposed addition (9 feet) is over the allowed 9.6 inches or 6 feet.

Public engagement as required by the Zoning and Development Code was completed. The applicant was required to fix a typo on the landscaping plan. The City Plan Commission recommended Approval with Conditions at the March 19, 2024 meeting.

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 the physical development and allowed uses on the subject property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing the physical development and allowed uses on the subject property.

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 authorizing the physical development and allowed uses on the subject property.
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)

No account string to verify as there is 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?
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

Case No. 14009P1 was approved 07/19/2018 via Ordinance No. 180491. The case approved the rezoning of the property from district AG-R to district B4-5 and approved a development plan to allow for seven (7) self-storage buildings containing 207 storage units.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes the expansion of a previously approved use. These are not expected to have a health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable.
3. How does this legislation contribute to a sustainable Kansas City?
The zoning ordinance is proposing additional self-storage units within a previously approved development plan. No additional impervious surface or encroachment into previously undeveloped land is proposed.
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)