



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241042

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

Rezoning an area of about 19 acres generally located at N. Ambassador Drive and N. Polo Drive from District B3-3 (commercial) to District B4-3 (commercial) and approving a development plan and preliminary plat to allow for commercial uses. (CD-CPC-2024-00106 & CD-CPC-2024-00130)

Discussion

The applicant is proposing a commercial development on about 18 acres to allow for potential uses such as entertainment venues and restaurants to complement the adjacent lodging uses north of the subject property. The applicant is requesting to rezone the property from B3-3 to B4-3 to allow for self-storage on this site. Staff has informed the applicant that 88-120-06 states "The gross floor area of allowed industrial establishments in the B4 district may not exceed 25,000 square feet." Self-storage is considered an industrial use and the 25,000 square foot provision limits the size of a storage facility which is typically much larger than allowed by the B4 zoning district.

This application provides flexibility for the developer to market the site for a wide variety of uses; once a specific user is identified the applicant will be required to submit a project plan which shall be reviewed and approved by the City Plan Commission prior to the issuance of any building permit.

The applicant is not encroaching upon the I-29 trail easement located on the far western perimeter of the site. The applicant is providing a non-exclusive easement for the Special Rapid Transit Corridor easement which will be located along North Ambassador Drive. The applicant is coordinating with KC Water on the final utility plan for the proposed development.

Staff recommended approval of the rezoning and development plan, subject to conditions. On October 16, 2024 the City Plan Commission (CPC) voted 7-0 in favor

of the proposed rezoning and development plan. The CPC added a condition stating “the self storage use shall not exceed more than 50% of the overall project area as shown on the preliminary plat and preliminary development plan.”

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?
No specific users have been identified for the proposed developer, therefore it is extremely difficult for staff to determine if this legislation will 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 this ordinance 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?
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

Case No. 6091-GP-8 - Ordinance 990579, passed May 27, 1999, amended an existing development plan in District GP-3 (regional business), by removing about 10.4 acres from the plan near Tiffany Springs Parkway and thereby leaving about 307.9 acres (Plan is no longer vested)

Service Level Impacts

Staff does not anticipate service level impacts from the proposed development.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No potential health impacts have been identified.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant held the required public engagement on October 2, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
No sustainable contributions have been identified for the proposed project.

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)