



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260438

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 2.6 acres generally located at 6655 Troost Avenue from District B4-2 and R-5 to District B4-3 and approving a development plan to allow for a 30,000 square foot expansion of an industrial use. (CD-CPC-2026-00021 & CD-CPC-2026-00022).

Discussion

The proposed development plan is acting in lieu of a special use permit for the expansion (second building) of a limited manufacturing use in the B4 zoning district. The additional building will be just under 33,000 square feet and contain a parking garage, office, and limited manufacturing uses.

One new curb cut is proposed off E 67th Street to access the proposed parking garage. All truck traffic will continue accessing the site off Troost Avenue. There is an existing curb cut with gated access off E 67th Street that will be removed. Sidewalk will be installed along the property on E 67th Street to serve the proposed building and internally to connect the two buildings.

Grasses and shrubs are proposed to screen the eastern portion of the site, as well as street trees to be installed along E 67th Street. Proposed species include Honey Locust, Elm, Prairie Dropseed, Little Bluestem, and flowering perennials.

Proposed building materials include brick veneer, metal panel, and perforated metal panel for screening.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No

2. What is the funding source?
Not applicable as this is an ordinance authorizing physical development on private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing physical development on private 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 an ordinance authorizing physical development on private property
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance authorizing physical development on private property

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)

This ordinance 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?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.

- Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
- Increase and support local workforce development and small and locally owned businesses.
- Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- Implement an economic development and tourism strategy to attract major investment and visitors.
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Prior Legislation

None

Service Level Impacts

None

Staff Recommendation

City Planning and Development

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

Recommend approval by staff and City Plan Commission.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No potential health impacts were evaluated with this resolution.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement was completed per 88-505-12.

3. How does this legislation contribute to a sustainable Kansas City?
Not applicable.

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:

Ordinance will authorize physical development on private property.

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)