



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250084

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 7 acres generally located at the southwest corner of NW Mexico City Avenue and NW Roanridge Road from District AG-R to District MPD (Master Planned Development) and approving a development plan in District MPD for the purpose of expanding the district, and allow for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue.. (CD-CPC-2024-00138)

Discussion

The applicant is seeking approval of a major amendment to the current approved development plan which also serves as the preliminary plat in District MPD. This development plan is to allow for the incorporation of a 7-acre tract acquired from MO-DOT into the overall development. The tract being incorporated into the development is located on the south side of the development, immediately adjacent to the reconstructed NW Roanridge Rd. All plans and conditions of ordinance No. 220883 passed by City Council on September 29, 2022 will remain the same and carry forward.

Staff recommended approval with conditions. Two people appeared at the CPC hearing to speak in opposition to the case. CPC voted unanimously to recommend approval with conditions.

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 physical development of a property by a private developer.

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

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?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - ☐ Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
 - ☐ Build on existing strengths while developing a comprehensive transportation plan for the future.

- ☐ Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
- ☒ Ensure adequate resources are provided for continued maintenance of existing infrastructure.
- ☐ Focus on delivery of safe connections to schools.

Prior Legislation

Case No. CD-CPC-2022-00097 – Ordinance No. 220883 passed by City Council on September 29, 2022, approved a rezoning from District M1-5 (Manufacturing) and AG-R (Agricultural-Residential) to District MPD (Master Planned Development), which also serves as a preliminary plat to allow for 20 million square feet of commercial, office and warehouse development on 32 lots, on about 2,136 acres, generally located on the north side of I-29/I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and North Bethel Avenue at the terminus of Mexico City Avenue.

CD-AA-2024-00061 – A request to approve a minor amendment to an approved development plan which also serves as the preliminary plat, in District MPD (Master Planned Development) to allow for a change in phasing of 20 million square feet of commercial, office and warehouse development on 32 lots, on about 2,136 acres, generally located on the north side of I-29/I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and North Bethel Avenue at the terminus of Mexico City Avenue.

Service Level Impacts

Not applicable as this is a zoning ordinance authorizing the development and use of a property.

Other Impacts

1. What will be the potential health impacts to any affected groups?

Not applicable as this is a zoning ordinance authorizing the development and use of a property.

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

Not applicable as this is a zoning ordinance authorizing the development and use of a property.

3. How does this legislation contribute to a sustainable Kansas City?

Not applicable as this is a zoning ordinance authorizing the development and use of a property.

4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Not applicable as this is a zoning ordinance authorizing the development and use of a property.

[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:

Not applicable as this is a zoning ordinance authorizing the development and use of a property.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not applicable as this is a zoning ordinance authorizing the development and use of a property.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)