



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-6070

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 4 acres generally located at the northwest corner of East 135th Street and Oak Street from District B2-2 (commercial) to District MPD (Master Planned Development) and approving a development plan which serves as a preliminary plat to allow for commercial and storage development. (CD-CPC-2025-00124).

Discussion

The applicant is seeking approval of a Rezoning from District B2-2 (Commercial) to District MPD (Master Planned Development) with an associated plan, which serves as a preliminary plat, and an amendment to the Martin City Area Plan on approximately 3.19 acres generally located at the northwest corner of East 135th Street and Oak Street. This will allow for development of the Martin City FlexCaves, a commercial and storage facility.

The development is proposed to consist of 4 buildings, three of which will include individual units leased for private use or storage and will not be accessible to the general public at large. These buildings will be marketed towards customers with high end collectables or cars and “man caves” and will have 40 units of various sizes. The building adjacent to East 135th Street is marketed as a “ShopCave”. These 11 units are marketed towards retailers who are looking for a space which is open to the public but also need a place for storage/logistics. The development will utilize one new curb cut along East 135th Street in addition to the existing curb cut that is shared with the property to the west. The plan provides a single row of angled parking along the front of the buildings to serve the shopfronts. The parking area will be screened with heavy landscaping. Staff requested additional screening in the form of a masonry wall to fully screen the parking; however, the applicant moved forward with the fence designed as shown on the plan, consisting of galvanized steel channel rail. .

Landscaping includes a mix of tree and shrub species such as Black Gum Trees, Bald Cypress, Forest Pansy Redbuds, Hillspire Juniper, Skyrocket Juniper, and Maiden Grass.

The proposed buildings will feature concrete cast panels with integrated brick inlay. Elevations along East 135th Street will incorporate storefront glazing to create an active, pedestrian-oriented frontage consistent with the character of the corridor to the east. Facades not fronting a public right-of-way will utilize concrete cast panels with multi-colored banding to provide visual variety and reduce blank wall

appearance. The northern elevation, facing the school, will include clerestory windows to introduce natural light while maintaining privacy and compatibility.

Staff requested that the applicant move the “ShopCaves” to the street and move the parking to the side to more closely align with the Area Plan and context of the corridor to the north. The applicant did not update plans; however they did provide additional screening of the parking area in the form of landscaping.

Staff Recommendation: Approval with Conditions

CPC Recommendation: 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 an ordinance authorizing the development of private land.
3. How does the legislation affect the current fiscal year?
Not applicable, as this is an ordinance authorizing the development of private land.
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 the development of private land.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable, as this is an ordinance authorizing the development of private land.

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 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?
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

No prior legislation on this site.

Service Level Impacts

Not applicable, as this is an ordinance authorizing the development of private land.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable, as this is an ordinance authorizing the development of private land.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable, as this is an ordinance authorizing the development of private land.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable, as this is an ordinance authorizing the development of private land.

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not applicable, as this is an ordinance authorizing the development of private land.

[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 an ordinance authorizing the development of private land.

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 an ordinance authorizing the development of private land.

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

No(Press tab after selecting)