



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241104

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

Approving a major amendment to an approved development plan to incorporate new phasing and building layout on about 70 acres in District M2-2 (Manufacturing) generally located at the northwest corner of E. 63rd Trafficway and I-435 to allow for the existing land reclamation, quarry, excavation, office, commercial, and warehouse development (CD-CPC-2024-00152)

Discussion

The site is an existing quarry/ underground mining operation which has approximately 2,000 feet of frontage along I-435 and approximately 3,200 feet along E. 63rd Trafficway. The current plan, approved in 2014, rezoned and approved a development plan in District M2-2 allowing for the existing land reclamation, quarry, excavation, and future office, commercial and warehouse development on this site.

The proposed amendment will completely abandon the existing plan for 400,000 square foot development, and replace it with a two story metal office building in conjunction with existing operations. The plan also serves as a preliminary plat proposing two lots. Lot 1 will house the storage of materials, equipment, parking and the office building. Lot 2 will be limited to ongoing quarry operations.

Staff recommended approval with conditions. At the City Plan Commission hearing on December 18, 2024, two persons spoke about their concerns. CPC voted 6-0 to recommend approval with conditions.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
This ordinance has no direct fiscal impact.

3. How does the legislation affect the current fiscal year?
This ordinance has no direct fiscal impact.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
This ordinance has no direct fiscal impact.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance has no direct fiscal impact.

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?
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 Nos. 14459-P & 14459-P-1 - Ordinance No. 140482 passed by City Council on June 19, 2014, rezoned and approved a development plan in District M2-2 allowing for the existing land reclamation, quarry, excavation, and future office, commercial and warehouse development on about 70 acres generally located at the northwest corner of E. 63rd Trafficway and I-435.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in Section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
This ordinance will authorize a new building on site, providing for continued operation of this business in the city.
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:

Private development project.

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)