



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-6071

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 an amendment to the Martin City Area Plan on about 4 acres generally located approximately 130 feet north of E 135th Street, northwest corner of East 135th Street and Oak Street by changing the recommended land use on the norther portion of the site from Mixed Use Community to Commercial for commercial and self storage development. (CD-CPC-2025-00140)

Discussion

The proposed MPD Plan for a commercial and storage development is not consistent with the future land use plan which necessitates the accompanying Area Plan Amendment. The applicant has submitted an Area Plan Amendment application to update the northern portion of the site from Mixed Use Community to Commercial.

The Martin City Area Plan calls for mixed-use, pedestrian-oriented development along 135th Street, with customer-facing businesses and higher-density housing to support commercial activity. The Applicant's request to add heavier commercial and industrial uses (self-storage and warehousing) is not consistent with these goals and could negatively affect nearby housing and the school.

Design guidelines in the Area Plan – also reflected in the KC Spirit Playbook – emphasize active street edges, pedestrian visibility, safe circulation, and quality site design. While the proposal makes some adjustments, additional improvements are needed to better align with these principles.

Staff Recommendation: Approval

CPC Recommendation: Approval

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 resolution authorizing the development of private land.
3. How does the legislation affect the current fiscal year?

Not applicable, as this is an resolution 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 resolution 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 resolution 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. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Additional Discussion (if needed)

This ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

- View the [Adopted 2025-2029 Citywide Business Plan](#)
- Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
- 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 resolution 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 resolution 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 resolution authorizing the development of private land.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable, as this is an resolution 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 resolution 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 resolution 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 resolution 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)