



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251031

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

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-120-03-A, 88-130-04-A, 88-140-03-A, and 88-805-04-G, and enacting in lieu thereof a new section of like number and subject matter, and by adopting Section 88-353, 88-339, 88-805-05-H, 88-805-05-I, and 88-810-686, for the purpose of defining and establishing development standards for large format uses and data centers. (CD-CPC-2025-00078)

Discussion

The proposed amendments establish development standards and a new definition for large format uses as any large-scale industrial use facility with a continuous building footprint of 500,000 square feet or larger. Currently, large format uses are not defined or addressed in Chapter 88. Kansas City has seen increasing demand for large format development.

In addition, the proposed amendments establish development standards and a new definition for data centers as any building dedicated to the storage, management, processing, and/or transmission of digital data, including supporting equipment related to digital data operations. Data centers with a continuous gross floor area of more than 500,000 square feet will also be considered a large format use. Currently, data centers are included in the communications services establishment use category, which is permitted in a variety of zoning districts, including R-80.

Stakeholder engagement on this topic included virtual and in-person open houses, use of the Speak Easy platform, and meetings with stakeholders. The CPC held three public hearings on this case and heard a variety of comments.

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 ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
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 that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

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

Ordinance 230257 - Adopting the KC Spirit Playbook as the City's Strategic and Comprehensive Plan and repealing and replacing the FOCUS Kansas City Plan that was adopted by the City Council by Committee Substitute for Resolution No. 971268 on October 30, 1997.

Service Level Impacts

Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Reduced public health impact from commercial truck traffic and mechanical equipment on adjacent resident's quality of life.
2. How have those groups been engaged and involved in the development of this ordinance?
Two open houses were held on June 25, 2025 (virtual) and June 26, 2025 (in-person). Additional public engagement included stakeholder interviews, posting on the City's Speak Easy virtual participation platform, and presentations at the Northland Regional Chamber of Commerce, KCI Area Plan Public Workshop, KC Neighborhood Advisory Council, and Platte County EDC.
3. How does this legislation contribute to a sustainable Kansas City?
The proposed amendments promote the KC Spirit Playbook objectives of Development Patterns by advancing the short-term community supported

action: "Assess the impacts of large format uses that consume substantial amounts of land and energy with a low density of employment. Identify criteria for appropriate location, development code considerations, and strategies to mitigate environmental impacts" (DP-6).

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:

Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code

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)