



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240025

Submitted Department/Preparer: City Planning

Revised 11/01/23

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 the plat of I-49 Industrial Center First Plat, an addition in Jackson County, Missouri, on approximately 39 acres generally located at the southwest corner of East 149th Street and Thunderbird Road, creating one lot for the purpose of an Industrial Development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2023-00029)

### Discussion

Please see City Plan Commission Staff Report for detailed information. No waivers or deviations from the Zoning and Development Code are requested.

### 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 the subdivision of subject property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing the subdivision of subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
The proposed ordinance authorizes construction of public infrastructure. Once completed, the infrastructure will be accepted by the city and become the City's responsibility to maintain.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

This ordinance authorizes the subdivision of land which would not generate revenue. Future development of the land may generate revenue.

### 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)

No account string to verify as this ordinance has no fiscal impact.

## Citywide Business Plan (CWBP) Impact

1. View the [FY23 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-AA-2023-00321-** Approved a minor amendment to an approved development plan in District M1-5 to allow for a 326,000 square foot office/ warehouse development on about 40 acres generally located at the southwest corner of Thunderbird Road and E. 149th Street.

**Case No. CD-CPC-2020-00122-** Approved by Ordinance No. 200816 on October 1, 2020, allowed for the development plan which also served as a preliminary plat for "Project Rhino". The proposed request is in substantial conformance to the controlling plan. This plan has been abandoned with new amendment.

**CLD-FnPlat-2020-00036-** INACTIVE- Final Plat for Project Rhino. This plat was placed on hold due to Case No. CD-AA-2023-00321 which amendment the previously approved plan.

**Case No. SD 1411 -** Approved by Ordinance No. 090709 on July 7, 2009 allowed for the "KCS Intermodal Center" Preliminary Plat consisting of 14 industrial lots and 4 tracts the proposed request is in substantial conformance to the controlling plan.

**Case No. 14049-P-2 -** On March 20, 2012 the City Plan Commission approved of a major site plan in District M1-5 (manufacturing 1-5) to allow for expansion of an existing intermodal facility.

## Service Level Impacts

No Impact Expected

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This zoning ordinance authorizes the subdivision of land which is not expected to have a health impact and has not been evaluated for its health impact.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable
3. How does this legislation contribute to a sustainable Kansas City?  
City Planning and Development Staff evaluated this against the sustainability goals in the KC Spirit Playbook.
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:

This is a zoning ordinance that authorizes the subdivision of land.

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)