



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260601

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 non-residential development plan for Warehousing, Wholesaling, Storage, and Freight Movement (with a focus on vehicle storage to be stored for longer than 15 days) on about 10.75 acres at 11530 NW Prairie View Road. (CD-CPC-2026-00064)

Discussion

The applicant is requesting approval of a nonresidential development plan to allow for Warehousing, Wholesaling, Storage, and Freight Movement. The property is currently developed with a parking lot, there are no proposed changes to the site layout, building footprint, or building locations.

The applicant is proposing 886 covered parking stalls, 178 uncovered parking stall (for a total of 1,064 parking stalls) to be developed in 4 phases.

A development plan is required for industrial uses on properties over 10 acres. The plan complies with all applicable sections of Code.

The City Plan Commission heard the case on June 17, 2026 and recommended approval subject to conditions. No public testimony was provided.

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 approving the development of the subject site.

3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance approving the development of the subject site.
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 a zoning ordinance approving the development of the subject site.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a zoning ordinance approving the development of the subject site.

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 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):
 - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - Increase and support local workforce development and small and locally owned businesses.

- Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- Implement an economic development and tourism strategy to attract major investment and visitors.
-

Prior Legislation

CD-CPC-2024-00117 - approved a rezoning of about 10.75 acres located west of Interstate 29 on NW Prairie View Road from District B3-3 to District M1-2 (Ordinance No. 240967 was approved April 17, 2025).

Service Level Impacts

No service level impacts expected.

Staff Recommendation

City Planning and Development

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

[Click or tap here to provide reasoning.](#)

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance authorizing the development of the property.
2. How have those groups been engaged and involved in the development of this ordinance?

Public engagement is required for development plans. The applicant held a public engagement meeting on May 29, 2026 in compliance with the Zoning and Development Code.

3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a zoning ordinance authorizing the development of the property.

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:

Click or tap here to enter text.

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)