City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260661
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 major amendment to a previously approved UR Plan to allow a second use (outdoor storage) on about 13.64 acres located at 241 E Linwood Boulevard. (CD-CPC-2026-00069.

Discussion

The major amendment request is to allow a second use to a previously approved UR Plan. The second use would allow 22,286 square feet of outdoor storage providing a storage area for 25 truck stalls to the north of the existing gasoline and fuel service station.

The applicant is proposing 4 new shipping docks on the southeastern side of the building, improvements to the median between the Home Depot and Costco lots, re-installation of the median along Gillham Boulevard, improved landscaping, and improved lighting.

The applicant is requesting a deviation to the Boulevard and Parkway Standards to allow a 10 foot tall decorative fence around the outdoor storage area.

The City Plan Commission heard the application at the July 15, 2026 hearing. There were multiple letters of public testimony submitted and attached to the staff report. There is an additional packet of public testimony letters attached to the ordinance request of testimony submitted after the publication of the staff report. The City Plan Commission heard testimony in opposition at the hearing.

City Staff and the City Plan Commission recommended approval, subject to conditions.

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 a second use on the subject project.

3. How does the legislation affect the current fiscal year?
   Not applicable as this is a zoning ordinance approving a second use on the subject project.

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 a second use on the subject project.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this is a zoning ordinance approving a second use on the subject project.

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

Ordinance No. 991374 – approved an amendment to a previously approved development plan in District URD on an approximately 32 acre tract of land located at the southeast corner of Main Street and Linwood Boulevard, approved November 23, 1999. (10744-URD-6)

Service Level Impacts

Not applicable as this is a zoning ordinance approving a second use on the subject project.

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 approving a second use to the subject project.

2. How have those groups been engaged and involved in the development of this ordinance?
   Major Amendments to previously approved plans require public engagement. The applicant hosted a meeting on July 7, 2026 in compliance with the Zoning and Development Code.

3. How does this legislation contribute to a sustainable Kansas City?
   The application was reviewed against the KC Spirit Playbook and was reviewed against the Sustainable & Equitable Growth and Well Designed City goals where it received a medium alignment. It was also reviewed against the Midtown/Plaza Area Plan, and also received a medium alignment during the review.

4. Does this legislation create or preserve new housing units?
   No (Press tab after selecting)

   N/A
   N/A

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:
   N/A

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)