City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260856
Submitted Department/Preparer: City Planning
Revised 01/30/26

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

Rezoning an area of about 26 acres generally located at 8200 E 63rd Trafficway from District B4-2 to District M1-3 and approving a development plan to allow construction of one industrial building. (CD-CPC-2026-00080 & CD-CPC-2026-00082).

Discussion

The proposed development plan includes one 220,800 square foot warehouse building with 105 passenger vehicle parking spaces with the possibility of expansion to allow 169 additional passenger parking spaces and 15 trailer parking spaces.

The existing western access drive will be retained for emergency access, and the existing eastern access will be relocated further away from the Blue Parkway offramp. Pedestrian connectivity will be provided between the building entrance and E 63rd Street. Fencing will be installed around the developed area for security. Fence materials will be reviewed at the time of building plan submittal.

Much of the existing tree canopy will remain around the north and west sides of the developed area. Additional landscaping will be provided along E 63rd Street and around the site. Proposed species include Cedar, Arborvitae, Tuliptree, Sycamore, Dogwood, and others.

Cast concrete panels are the primary proposed building material, varying in color.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?

Not applicable as this ordinance authorizes rezoning and physical development of private property.

3. How does the legislation affect the current fiscal year?
   Not applicable as this ordinance authorizes rezoning and physical development of private property.

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 ordinance authorizes rezoning and physical development of private property.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this ordinance authorizes rezoning and physical development of private property.

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

None

Service Level Impacts

None

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

Recommended for approval by staff and CPC.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   This ordinance was not evaluated for potential health impacts.

2. How have those groups been engaged and involved in the development of this ordinance?
   This project completed public engagement as required by 88-505-12.

3. How does this legislation contribute to a sustainable Kansas City?

This ordinance authorizes physical development and use of a property that was previously underutilized.

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)

   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)