Legislation Details (With Text)

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On agenda:	9/24/2026			**Final action:**	9/24/2026
Title:	Sponsor: Director of City Planning and Development Department 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) NEIGHBORHOOD COMMITTEE recommends “Advance and Do Pass, Debate.”				
Sponsors:	Director of City Planning & Development Department, Ryana Parks-Shaw				
Indexes:					
Code sections:					
Attachments:	1. 5.1, 5.2, 5.3_CD-CPC-2026-00081, 00080, 00082_Staff Report_8200 E 63rd Industrial, 2. 8-5 CPC PPT 8200 E 63rd Industrial, 3. CPC Dispo Letter (development plan), 4. CPC Dispo Letter (rezoning), 5. CPC recommend approval plans, 6. Rezoning Exhibit, 7. Docket Memo (ordinance), 8. Authenticated Ordinance 260856				

Date	Ver.	Action By	Action	Result
9/24/2026	1	Council	Passed	Pass
9/22/2026	1	Neighborhood Planning and Development Committee	Adv and Do Pass	Pass
9/10/2026	1	Council	referred	

ORDINANCE NO. 260856

Sponsor: Director of City Planning and Development Department

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)

NEIGHBORHOOD COMMITTEE recommends “Advance and Do Pass, Debate.”

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1558, rezoning an area of about 26 acres generally located at 8200 E. 63rd Trafficway from District B4-2 (Heavy Business/Commercial) to District M1-3 (Manufacturing 1), said section to read as follows:

Section 88-20A-1558. That an area legally described as:

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That part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Six (6), Township Forty-Eight (48), Range Thirty-Two (32), lying southwesterly of U.S. Highway No. 50, (as it existed in 1960), north of 63rd Street and west of James A. Reed Road, in Kansas City, Jackson County, Missouri, and except any part taken or used for public street or road purpose.

is hereby rezoned from District B4-2 (Heavy Business/Commercial) to District M1-3 (Manufacturing 1), all as shown outlined on a map marked Section 88-20A-1558, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.

2. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation.

3. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.

4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.

5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.

6. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.

7. Any proposed data center as a principal use shall require a major amendment.

8. Buildings exceeding 62,000 square feet in area shall have at least two means of fire apparatus access. (IFC-2018: § D104.2) Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m2) that have a single approved fire apparatus access road where all buildings are equipped throughout with approved automatic sprinkler systems.

9. A Knox Box shall be provided near the main entrance to the building. (IFC-2018 § 506.1).

10. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

11. Fire hydrant distribution shall follow IFC-2018 Table C102.1.

12. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri. (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1)

13. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)

14. The Fire Department Connection (FDC) shall not be located that obstructs access/egress to the building when in use. (IFC-2018 § 912.2)

15. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)

16. Required Fire Department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

17. All required Fire Department access roads shall be an all-weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)

18. Fire hydrants shall be installed and operable before the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)

19. The developer shall provide Fire Department access roads before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

20. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft.-6 in. clearance height. Check with Streets & Traffic (KCMO Public Works Department) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)

21. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access. (IFC-2018 § 912.2.1)

22. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

23. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)

24. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with Section 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in Section 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

25. The developer shall construct turn lanes on E. 63rd St as shown in the plans prior to a certificate of occupancy. The turn lanes include an eastbound left turn lane with a minimum storage length of 200 feet plus the taper as well as a westbound right turn lane with a minimum storage length of 200 feet plus the taper.

26. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

27. The developer shall pay the arterial street impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.

28. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

29. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

30. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

31. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

32. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.

33. The developer shall submit water main extension plans for public fire hydrants along 63rd Street at 300' maximum spacing. The plans shall be prepared by a Missouri professional engineer and submitted through CompassKC for review, acceptance and contracts. The plans shall follow the Kansas City Water Services Departments rules and regulations for water main extensions and relocations. The plans shall be under contract (permit) prior to final plat recording or building permit issuance whichever occurs first. Additional information is available online at: https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-

34. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.

35. The developer shall submit a storm drainage analysis from a Missouri licensed civil engineer to the Kansas City Water Services Department, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and the developer shall secure permits to construct any improvements as required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.

36. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

37. The developer shall secure permits to extend public sanitary conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.

38. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section C. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

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Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

_____
Sarah Baxter

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Senior Associate City Attorney