Legislation Details (With Text)

File #:	260851	**Version:**	1	**Name:**	
Type:	Ordinance			**Status:**	Passed
File created:	9/2/2026			**In control:**	Council
On agenda:	9/24/2026			**Final action:**	9/24/2026

Title: Sponsor: Director of City Planning and Development

Approving a development plan on about 16.52 acres generally located at 3630 E. Front Street in District M1-5 to allow for a warehousing, wholesaling, outdoor storage, and freight movement use, as well as a gasoline and fuel sales establishment/convenience store. (CD-CPC-2026-00109)

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

Sponsors: Director of City Planning & Development Department

Indexes:

Code sections:

Attachments: 1. CD-CPC-2026-00109_Docket Memo, 2. CD-CPC-2026-00109_CPC Staff Report, 3. CD-CPC-2026-00109_Stamped Plans, 4. CD-CPC-2026-00109_CPC PPT Presentation, 5. CD-CPC-2026-00109_CPC Disposition Letter, 6. Authenticated Ordinance 260851

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. 260851

Sponsor: Director of City Planning and Development

Approving a development plan on about 16.52 acres generally located at 3630 E. Front Street in District M1-5 to allow for a warehousing, wholesaling, outdoor storage, and freight movement use, as well as a gasoline and fuel sales establishment/convenience store. (CD-CPC-2026-00109)

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

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District M1-5 (Manufacturing 1) generally located at 3630 E. Front Street, and more specifically described as follows:

All that part of the North Half of the Northeast Quarter of Section 27, Township 50, Range 33 in Kansas city, Jackson County, Missouri, being more particularly described as follows: Beginning at a point on the north right-of-way line of Front Street, as now established, said point being 988.23 feet west of the east line and 100 feet north of the south line of the North Half of said Northeast Quarter; thence west along said north right-of-way line, being 100 feet distant north of

and parallel with the south line of the North Half of said Northeast Quarter, a distance of 1489.98 feet; thence North 38 degrees, 21 minutes, 14 seconds East and no longer along said north right-of-way line, a distance of 686.64 feet to a point on the south right-of-way line of the Kansas City Southern Railway Company, as now established; thence northeasterly and easterly along a curve to the right and along said south right-of-way line, having an initial tangent bearing of North 71 degrees, 52 minutes, 19 seconds East, and a radius of 575 feet, a central angle of 18 degrees, 7 minutes, 41 seconds, an arc distance of 181.93 feet; thence east along said south right-of-way line, tangent to the last described curve, a distance of 883.83 feet; thence South 0 degrees, 7 minutes, 5 seconds East and parallel with the east line of said Northeast Quarter, a distance of 567 feet to the point of beginning. also known as Tract 1 on the Certificate of Survey filed April 10, 1989 in Book S-3, page 29.

is hereby approved, subject to the following conditions:

1. 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.

2. 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.

3. 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.

4. 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.

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

6. Per 88-378-02-3, "Gravel is a permitted surface for outdoor warehousing, wholesaling, storage and freight movement areas in M districts. Gravel is prohibited within any required setback or within 10 feet of any property or right-of-way line, whichever is greater."

7. Per 88-378-02-1, "Outdoor uses are prohibited in any required setback or within 10 feet of any property or right-of-way line, whichever is greater."

8. The applicant shall gain approval of a condo plat prior to a certificate of occupancy.

9. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code (Chapter 18 of the Code of Ordinances) in effect at the time of submission.

10. The budling is an unlimited area building. Any changes will have to meet the requirements of 2018 IBC 507 or the adopted code at the time of plans submittal.

11. 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)

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

13. Proposed buildings shall have a Fire Department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)

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

15. A Knox Box shall be provided near the main entrance to the building. (IFC-2018 § 506.1) To ensure proper keying to Kansas City, Missouri; Knox Boxes may be ordered online at www.knoxbox.com or on an official order form obtained through this Office.

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

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

20. The private fire service mains and fire hydrants shall be tested and maintained per NFPA 25. (IFC-2018 § 507.5.3)

21. 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)

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

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. Fire and life safety systems shall be updated to meet the new occupancies.

25. Please submit turning templates to justify the proposed driveway widths which exceed 30' prior to a certificate of occupancy.

26. The developer shall submit a traffic impact study and it shall be reviewed and approved prior to ordinance request.

27. 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.

28. 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.

29. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of the Kansas City Water rules and regulations.

30. 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.

31. All easement documents shall be submitted using IB159 to an infrastructure review application on CompassKC for review and approval by the Kansas City Water Services Department prior to issuance of any permits.

32. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, by making application under said code for a minor subdivision and submitting and recording a lot consolidation plat or replatting the property in accordance therewith.

33. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department for review and acceptance for the disturbed area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Kansas City Water Services Department.

34. 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.

35. The developer shall grant a BMP 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 B. That the Council finds and declares that before taking any action on the proposed 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.

_____
Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

_____
Sarah Baxter
Senior Associate City Attorney