City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250452
Submitted Department/Preparer: City Planning
Revised 6/10/24

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 Development Plan on about 23 acres in Districts M1-5 (Manufacturing) and US (Underground Space) generally located on the south side of Northeast Parvin Road, approximately 280 feet west of North Corrington Avenue, allowing for the expansion of an existing outdoor vehicle staging lot and limited use manufacturing. (CD-CPC-2025-00047)

Discussion

The applicant is seeking approval of a Major Amendment to an existing Development Plan in District M1-5/US (Manufacturing/Underground Space) on about 23 acres generally located on the south side of Northeast Parvin Road, approximately 280 feet west of North Corrington Avenue, allowing for the expansion of an existing outdoor vehicle staging lot and limited use manufacturing.

The previously approved Development Plan was required for an industrial development on a M-Zoned site with 10 acres or more. The plan area consisted of two project areas located to the east and west of North Corrington Avenue. The eastern project area repurposed the former Vatterott College building into a limited manufacturing facility to outfit Ford vans, which is operated by Midway Ford. The western project area is used as a vehicle staging lot after the vans have been outfitted. There is an associated security office on this site.

The applicant is proposing to bring 5.83 additional acres into the western project area to allow for additional staging area. This will be directly adjacent to Northeast Parvin Road. No structures are proposed with this expansion.

Landscaping for this project includes street trees and berming along Northeast Parvin Road. Species within this berm include Eastern Redbud Trees, Ivory Silk Japanese Tree Lilac, Japanese Zelkova, Feather Reed Grass, Grey Own Juniper, Holly, and Dense Angelo- Japanese Yew.

Staff Recommendation: Approval with Conditions
CPC Recommendation: Approval with 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 an ordinance authorizing a development plan on private property.

3. How does the legislation affect the current fiscal year?
   Not applicable as this is an ordinance authorizing a development plan on 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 is an ordinance authorizing a development plan on private property.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this is an ordinance authorizing a development plan on 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)
Click or tap here to enter text.

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):

- ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- ☒ Ensure quality, lasting development of new growth.
- ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

Prior Legislation

Case No. CD-CPC-2023-00023 – Ordinance 230338, approved by City Council on April 20, 2023, approved a Development Plan in Districts M1-5 (Manufacturing and US (Underground Space) on about 17 acres generally located at Northeast Parvin Road and North Corrington Avenue to allow for limited manufacturing and outdoor warehousing, wholesaling, storage and freight movement.

Service Level Impacts

Not applicable as this is an ordinance authorizing a development plan on private property.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable as this is an ordinance authorizing a development plan on private property.

2. How have those groups been engaged and involved in the development of this ordinance?
   Not applicable as this is an ordinance authorizing a development plan on private property.

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable as this is an ordinance authorizing a development plan on private property.

4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Not applicable as this is an ordinance authorizing a development plan on private property.

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:
   Not applicable as this is an ordinance authorizing a development plan on private property.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

   No(Press tab after selecting)

   Not applicable as this is an ordinance authorizing a development plan on private property.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)