City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250161
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

Rezoning an area of about 50 acres generally located at the southeastern corner of N Congress Avenue and NW Cookingham Drive from District AG-R to Districts M2-1, B3-2, and R-5 and approving a development plan, also serving as a preliminary plat, to allow for the construction of industrial, commercial, and residential buildings. (CD-CPC-2024-00144 & CD-CPC-2024-00145).

Discussion

The applicant is proposing to rezone about 5 acres to B3 (commercial), 16.8 acres to M2 (industrial) and 28 acres to R-5 (residential). There are prospective tenants for the 2 lots that will be zoned M2. The commercial and residential development is still speculative at this time.

The original application proposed the majority of the site being zoned M2, and after the first CPC hearing where there was oppositional testimony, the applicant revised the plans to propose over half the site be zoned R-5 (residential) rather than industrial. At the second CPC hearing, there was still mostly testimony in opposition to the project from surrounding neighbors and residents of the Village of Ferrelview to the north of the site. There are design guidelines associated with the development plan requiring a 35 ft buffer between industrial uses and residential lots and a 25 ft buffer between commercial uses and residential lots.

Staff recommended approval of the Area Plan amendment and rezoning, and approval with conditions of the development plan. The CPC voted to recommend denial of all 3 applications (6-1).

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 authorizing physical development on a subject property.

3. How does the legislation affect the current fiscal year?
   No applicable as this is a zoning ordinance authorizing physical development on a subject property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   The developer is required to pay arterial street impact fees rather than constructing roadway improvements. The developer is required to extend public utilities, which upon completion will be owned and maintained by the City.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   This ordinance authorizes physical development of the subject property, which may generate revenue.

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)
No account string to verify as this ordinance has no direct 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):

☐ 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

None

Service Level Impacts

There is existing truck traffic using and degrading N Congress Ave and NW Cookingham drive from the industrial properties south of I-435. Further development in this area will add some traffic around the subject site and caused concern with Public Works and neighboring property owners because of the current condition of NW Cookingham and N Congress being narrow and limited land available to obtain to widen and improve the right-of-way.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   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 complies with the public engagement requirements in section 88-505-12.

3. How does this legislation contribute to a sustainable Kansas City?
   The proposed development will add some industrial jobs and land for residential development; however, unsustainably, the entire site was cleared of trees prior to submitting the rezoning and development plan application under the guise of continued agricultural use of the property, circumventing the tree preservation ordinance.

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)
    Please provide reasoning why not:
    Private development proposal, privately funded.

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)