



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260556

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Development plan for indoor/outdoor warehousing, wholesaling, storage and freight movement in an M1-5 (Manufacturing) zoning district of about 9.70 acres located on 5019 Raytown Road. CD-CPC-2026-00023.

### Discussion

This development plan would allow for indoor/outdoor warehousing, wholesaling, storage and freight movement in an M1-5 zoning district. The applicant is proposing a 12,000 square foot metal building, 129 total truck parking stalls, and 8 employee parking stalls. Indoor storage is permitted by right in an M1-5 zoning district, and outdoor storage is permitted with an approved Special Use Permit. Per 88-517-02-D of the Zoning and Development Code, development plan review and approval is required because the site is within 200 feet of a residential district. The subject site is 62 feet away from a residential zoning district to the west, and 108 feet to the east.

The applicant sought a variance to the pedestrian standards to not require a pedestrian walkway connecting to Raytown Road. The variance was approved. The applicant sought an administrative adjustment to the bicycle parking requirements. A recreational bench will be provided in lieu of bicycle parking.

Staff and the City Plan Commission recommend approval with conditions. There was no public testimony at CPC.

### 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 the subject site.

3. How does the legislation affect the current fiscal year?

Not applicable – as this is an ordinance authorizing a development plan on the subject site.

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 the subject site.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

This ordinance authorizes the operation of a newly proposed business, 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. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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 expected.

## Staff Recommendation

City Planning & Development

Select One:  Sponsored  
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

Staff and City Plan Commission recommend approval with conditions.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
N/A
2. How have those groups been engaged and involved in the development of this ordinance?  
Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on April 6, 2026. A meeting summary is attached to the City Plan Commission staff report.

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

The proposed shop and vehicle storage does not enhance the character of Raytown Road as an identified image street in the Blue Ridge Area Plan. The building design does not provide well designed elements, such as windows with two-way transparency, nor façade materials that are of a high quality and provide some architectural materials. Alignment would increase with additional windows and the use of materials such as stucco, thin brick, or other materials facing Raytown Road. The minimal landscaping, especially to the rear of the site adjacent to the Rock Island Trail, does not align with the healthy environment or parks and open space goals of the KC Spirit Playbook. The Rock Island Trail is a regional trail that connects to the Katy Trail, and screening and plantings can help transition from the light industrial use to the regionally significant transportation and leisure amenity.

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:

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)

