



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250203

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 2.84 acres generally located 600 feet north of the intersection of NW 64th Street and N Chatham Avenue from District B3-2 to District B4-3 and approving a development plan, also serving as a preliminary plat, to allow for a self-storage warehouse. (CD-CPC-2024-00197 & CD-CPC-2024-00196).

### Discussion

Rezoning and development plan for a self-storage facility off N Chatham Ave. Proposed self-storage building is 114,400 square feet. Accompanied by a resolution amending the future land use designation in the Line Creek Valley Area Plan.

The proposed plan consists of one, three-story, 114,400 square foot self-storage warehouse building. The self-storage warehouse is expected to have 865 storage units. The subject site contains four existing parcels to be replatted into two lots and two tracts. Lot 1 will contain the proposed building, and Lot 2 at the northwestern corner of the site will remain undeveloped. Tract A will contain the existing private access road and Tract B at the northeastern corner of the site will remain the entry area for the existing building to the north.

Plans meet all applicable sections of the Zoning and Development Code, except section 88-120-06 - Floor Area Limits for Industrial Establishments and 88-420-06 - Parking Ratios. The applicant is seeking a variance from the Board of Zoning Adjustment for both standards. The floor area limits for industrial establishments allow a maximum floor area of 25,000 square feet in B zoning districts, which the proposed building (114,400 square feet) greatly exceeds. The vehicle parking ratio is established by the number of storage units, which for this development would require 15 parking spaces and the applicant is proposing nine parking spaces.

CPC recommended approval of the Area Plan amendment, rezoning, and development plan. There was no public testimony provided at the CPC hearing.

## 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?  
Not 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.  
Not applicable as this is a zoning ordinance authorizing physical development on a subject property.
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.
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### Prior Legislation

None

### Service Level Impacts

No impact expected

### 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?  
This legislation allowing a proposed self-storage building doesn't directly contribute to a sustainable Kansas City.
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)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)