City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250605
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 the plat of Marketplace 152 – Lot 5, an addition in Clay County, Missouri, on approximately 1.66 acres generally located at the northwest corner of Missouri State Route 152 and North Indiana Avenue, creating one lot for the purpose of commercial lot; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00015)

Discussion

The request is to consider approval of a Final Plat in District B3-2 on approximately 1.6 acres generally located at the northwest corner of Missouri State Route 152 and North Indiana Avenue. The plat will create one lot to accommodate a car wash facility. This use was previously approved under Case No. CD-AA-2025-00033, which served as the Preliminary Plat.

The Preliminary Plat proposed the development of the car wash tunnel on the eastern portion of the site, with vacuum stations and queuing lanes on the western portion. No public street connections are proposed, as all adjacent streets are private.

The Final Plat is consistent with the approved Preliminary Plat and complies with the lot and building standards outlined in Section 88-120 of the Zoning and Development Code.

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 the subdivision of land on private property.

3. How does the legislation affect the current fiscal year?
   Not applicable as this is an ordinance authorizing the subdivision of land 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 the subdivision of land 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 the subdivision of land 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)
Not applicable as this is an ordinance authorizing the subdivision of land on private property.

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-AA-2025-00033 – On April 10, 2025, City Staff approved a Minor Amendment to a previously approved plan n District B2-2 on about 13 acres generally located at the northwest corner if 152 Highway and North Indiana Avenue.

Case No. CD-AA-2025-00053 –On May 22, 2025, the City Plan Commission approved a Project Plan in District B3-2 (Commercial) on about 1 acre generally located at the southwest corner of North Indiana Avenue and Northeast Barry Road, allowing for the creation of a drive through car wash and associated vacuums.

Case No. CD-AA-2024-00076 –On December 6, 2024, City Staff approved a minor amendment to the Marketplace 152 Development Plan, which serves as a Preliminary Plat to a previously approved plan n District B2-2 on about 13 acres generally located at the northwest corner if 152 Highway and North Indiana Avenue..

Case No. 14645-P – Ordinance 160932, rezoned an area of approximately 24.17 acres generally bounded by N.E. Barry Road on the north and west, Missouri Highway 152 on the south and Indiana Avenue on the east from District B2-2 to District B3-2 and approved a development plan for commercial development (nine commercial buildings totaling about 102,150 sq. ft.), which also serves as a preliminary plat, approved by City Council on December 25, 2016.

Service Level Impacts

Not applicable as this is an ordinance authorizing the subdivision of land 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 the subdivision of land 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 the subdivision of land on private property.

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable as this is an ordinance authorizing the subdivision of land 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 the subdivision of land on private property.
   Not applicable as this is an ordinance authorizing the subdivision of land on private property.

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 the subdivision of land 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 the subdivision of land 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)