



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250027

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 59 acres generally located at Interstate 435 and NW Cookingham Drive from District AG-R (agricultural-residential) to District M2-3 (manufacturing) and approving a development plan to allow for communications service establishments. (CD-CPC-2024-00030 & CD-CPC-2024-00032)

### Discussion

The applicant is expanding a previously approved development plan to allow for a speculative data center (communication service establishment). The proposed expansion will consist of an additional 30 acres east of the previously approved site. The 30 acres are undeveloped, currently zoned for agricultural uses, adjacent to Interstate 435 and generally flat. The applicant will be removing over nine (9) acres of trees but is not required to provide any tree mitigation due to the existing stream buffer that runs along the eastern and southern perimeter of the site. The applicant is also seeking a deviation of 10' to allow for 70' tall structures to be constructed on the site. The applicant is also seeking a waiver of 17' to allow for 33' of right-of-way dedication along the southern perimeter of NW Cookingham Drive. Public Works and KC Water have agreed to allow for City improvements for NW Cookingham Drive such as streetlights and signage to encroach within KC Water's exclusive 50' waterline easement. The 33' ROW dedication and coordination between the applicant, Public Works and KC Water caused a delay between the City Plan Commission hearing and the Neighborhood Planning and Development Committee.

Staff recommends approval for the proposed rezoning and development plan. On June 5<sup>th</sup>, 2024 the City Plan Commission (CPC) voted 4-0 to approve the rezoning and development plan applications.

No public input was sent to staff and nobody testified in opposition to the application at the City Plan Commission 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.
3. How does the legislation affect the current fiscal year?  
Not applicable, as this is a zoning ordinance.
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.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Potentially.

### 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?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
- Maintain and increase affordable housing supply to meet the demands of a diverse population.
- Address the various needs of the City's most vulnerable population by working to reduce disparities.
- Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- Ensure all residents have safe, accessible, quality housing by reducing barriers.
- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

## Prior Legislation

CD-CPC-2023-00138, CD-CPC-2023-00139 and CD-CPC-2023-0140 were approved by the City Council on November 30, 2023 to allow for a speculative data center development (Ordinance No. 230979).

## Service Level Impacts

No service level impacts were identified.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No potential health impacts were identified.
2. How have those groups been engaged and involved in the development of this ordinance?  
The applicant held the required public engagement on April 16<sup>th</sup>, 2024.
3. How does this legislation contribute to a sustainable Kansas City?  
No information related to the sustainability of this project was submitted to the 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:

[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)