



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241031

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 Hollingsworth Subdivision, an addition in Platte County, Missouri, on approximately 12 acres generally located at the southwest corner of Interstate 435 and North Congress Avenue, creating two (2) lots and one (1) tract for the purpose of industrial development; accepting various easements; establishing grades on public ways; 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-2024-00014)

Discussion

The request is to consider approval of a Final Plat in District M2-3 on about 12 acres generally located at the southwest corner of Interstate 435 and North Congress Avenue, creating two (2) lots and one (1) tract for the purpose of an industrial development. This use was approved in Case No. CD-CPC-2021-00210 which served as the Preliminary Plat. The Preliminary Plat proposed to develop an industrial development on three lots and two tracts. The plan also proposes to construct public streets from North Congress Avenue to the west. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-130 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 a zoning ordinance authorizing the subdivision of land.
3. How does the legislation affect the current fiscal year?

Not applicable as this is a zoning ordinance authorizing the subdivision of land.

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 the subdivision of land.

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

Not applicable as this is a zoning ordinance authorizing the subdivision of land.

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

Case No. CD-CPC-2021-00210 – Ordinance 220247 approved a development plan that serves as a preliminary plat on about 60.8 acres in District M2-3 (Manufacturing) generally located at the southwest corner of I-435 and N. Congress Avenue, to allow for three industrial buildings.

Case No. CD-CPC-2021-00223- Ordinance 220247 approved a request to rezone from District AG-R(Agriculture-Residential) to District M2-3 (Manufacturing) on about 60.8 acres generally located at the southwest corner of I-435 and N. Congress Avenue, to allow for three industrial buildings.

Service Level Impacts

Not applicable as this is a zoning ordinance authorizing the subdivision of land.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance authorizing the subdivision of land.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is a zoning ordinance authorizing the subdivision of land.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a zoning ordinance authorizing the subdivision of land.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not applicable as this is a zoning ordinance authorizing the subdivision of land.

[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:

Not applicable as this is a zoning ordinance authorizing the subdivision of land.

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 a zoning ordinance authorizing the subdivision of land.

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

No(Press tab after selecting)