City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250495
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 2.6 acres generally located on the west side of Prospect Avenue approximately 100 feet south of East 35th Street from Districts B3-2 (Commercial) and R-1.5 (Residential) to District UR (Urban Redevelopment) and approving a development plan to allow for a distribution center. (CD-CPC-2025-00039).

Discussion

The applicant is seeking approval of an Urban Redevelopment Plan in proposed District UR to rezone about 2.6 acres generally located at generally located on the west side of Prospect Avenue approximately 100 feet south of East 35th Street, from B3-2 (Commercial) and R-1.5 (Residential) to District UR (Urban Redevelopment), allowing for the redevelopment of a distribution center.

The proposal includes consolidating the 2.6-acre site into a single lot to allow for the construction of a manufacturing and distribution facility with an approximate building footprint of 48,000 square feet. The site plan includes 44 parking spaces located on the north and south sides of the building. No parking is proposed between the building and Prospect Avenue, maintaining a pedestrian-oriented frontage.

Site access will be provided by two curb cuts on Prospect Avenue and one curb cut on East 35th Street. The proposed truck circulation route allows entry from East 35th Street and exit onto Prospect Avenue along the eastern edge of the site.

Pedestrian access is provided with connections from the building to adjacent sidewalks. Due to a grade change, a direct ADA ramp connection is not feasible from the sidewalk to the front door; instead, a staircase will be provided in that location. An ADA-compliant ramp will connect the parking lot to the building's main entrance.

The landscaping plan includes street trees, continuous shrub rows to screen vehicular use areas, and interior parking lot plantings. Proposed species include Bald Cypress, Eastern Red Cedar (Juniperus virginiana), Prairie Dropseed, Switchgrass, and American Arborvitae.

Architectural design and materials are consistent with surrounding developments and include decorative metal panels, precast panels, glass, and spandrel panels. To screen the loading

dock from view along Prospect Avenue, the applicant proposes a metal gate with limited transparency at the drive entrance.

A UR Final Plan will be required prior to construction. This plan must include final building materials, landscaping details, grading plans, and a photometric plan.

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 application controlling the use and development of a privately owned property. Any incentives for redevelopment would be through a separate action. .

3. How does the legislation affect the current fiscal year?
   Not applicable as this is an application controlling the use and development of a privately owned property. Any incentives for redevelopment would be through a separate action.

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 application controlling the use and development of a privately owned property. Any incentives for redevelopment would be through a separate action.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this is an application controlling the use and development of a privately owned property. Any incentives for redevelopment would be through a separate action.

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 application controlling the use and development of a privately owned property. Any incentives for redevelopment would be through a separate action.

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

No prior legislation for this site.

Service Level Impacts

Not applicable as this is an application controlling the use and development of a privately owned property. Any incentives for redevelopment would be through a separate action.

Other Impacts

1. What will be the potential health impacts to any affected groups?

Not applicable as this is an application controlling the use and development of a privately owned property. Any incentives for redevelopment would be through a separate action.

2. How have those groups been engaged and involved in the development of this ordinance?
   Not applicable as this is an application controlling the use and development of a privately owned property. Any incentives for redevelopment would be through a separate action.

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable as this is an application controlling the use and development of a privately owned property. Any incentives for redevelopment would be through a separate action.

4. Does this legislation create or preserve new housing units?
   No (Press tab after selecting)

   Not applicable as this is an application controlling the use and development of a privately owned property. Any incentives for redevelopment would be through a separate action.
   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 an application controlling the use and development of a privately owned property. Any incentives for redevelopment would be through a separate action.

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 application controlling the use and development of a privately owned property. Any incentives for redevelopment would be through a separate action.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)