City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250485
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 Falk Quarry, an addition in Jackson County, Missouri, on approximately 66 acres generally located at the northwest corner of Interstate 435 and East 63rd Trafficway, creating two lots for the purpose of an industrial development' accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00011)

Discussion

The applicant is seeking approval of a Final Plat in District M2-2 for approximately 66 acres generally located at the northwest corner of Interstate 435 and East 63rd Trafficway. The plat proposes the creation of two lots intended for industrial development.

This request follows the approval of Case No. CD-CPC-2024-00152, which served as the Preliminary Plat. The Development Plan approved a two-story metal office building to support existing quarrying, land reclamation, and excavation operations. The proposed development will not include any new access points from East 63rd Trafficway and will utilize the existing entrance.

The Final Plat is consistent with the previously approved Preliminary Plat and complies with the lot and building standards outlined in 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 an ordinance authorizing the subdivision of private land.

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

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

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-CPC-2024-00152 – Ordinance 241104, approved by City Council on January 9, 2025 approved a major amendment to a previously approved development plan that also served as a preliminary plat on about 70 acres in District M2-2 generally located at the northwest corner of E. 63rd Trafficway and 1-435 to incorporate new phasing and building layout for the existing land reclamation, quarry, excavation, office, commercial, and warehouse development.

Case No. 14459-P & 14459-P-1 –Ordinance No. 140482 passed by City Council on June 19, 2014, rezoned and approved a development plan in District M2-2 allowing for the existing land reclamation, quarry, excavation, and future office, commercial and warehouse development on about 70 acres generally located at the northwest corner of E. 63rd Trafficway and I-435.

Service Level Impacts

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

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 private land.

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 private land.

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

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 private land.

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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 private 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 an ordinance authorizing the subdivision of private land.

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