



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240084

Submitted Department/Preparer: City Planning

Revised 11/01/23

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 Blue River Commerce Center Fifth Plat, an addition in Jackson County, Missouri, on approximately 20 acres generally located at northeast corner of Troost Avenue and East Bannister Road within the Blue River Commerce Center Development, creating four lots and one tract purpose of an industrial development; 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-2023-00030)

Discussion

Please see the CPC Staff Report for a full discussion. No waivers or deviations requested.

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 that approves the subdivision of land.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance that approves 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 that approves 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 that approves 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 fiscal impact.

Citywide Business Plan (CWBP) Impact

- 1. View the [FY23 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-2019-00228 – Ordinance No. 200542 passed by the City Council on August 8, 2020, rezoned about 230 acres from District M3-5 (Manufacturing 3) to District UR (Urban Redevelopment), and approved a development plan that allows for redevelopment of the existing Bannister Federal Complex and construction of 2.6 million square feet of manufacturing/warehousing facilities with 1,730 parking spaces, on 9 lots and five (5) tracts in multiple on about 229 generally located at the northeast corner of E. Bannister Road and Troost Avenue.

Case No. CD-AA-2023-00334- An application is under review to amend the Blue River Commerce Center to allow for reconfigured lot lines and outdoor storage within the 5th Plat.

Case No. CD- FnPlat-2020-00026– Blue River Commerce Center 1st Plat- On January 19, 2021, City Planning Commission recommended approve a final plat in District UR (Urban Redevelopment) creating one lot and one tract on about 30 acres generally located at the northeast corner of E. Bannister Road and Troost Avenue.

Case No. CD- FnPlat-2020-00046– Blue River Commerce Center 2nd Plat- On March 2, 2021, City Planning Commission recommended approval of a final plat in District UR (Urban Redevelopment) creating one lot on about 24 acres generally located at the northeast corner of E. Bannister Road and Troost Avenue.

Case No. CLD-FnPlat-2021-00066– Blue River Commerce Center 3rd Plat- On February 16, 2022, City Planning Commission recommended approval of a final plat in District UR (Urban Redevelopment) creating two lots on about 64 acres generally located at the northeast corner of E. Bannister Road and Troost Avenue.

Case No. CLD-FnPlat-2021-00066– Blue River Commerce Center 4th Plat- On March 15, 2022, City Planning Commission recommended approval of a final plat in District UR (Urban Redevelopment) creating 9 lots on about 64 acres generally located at the northeast corner of E. Bannister Road and Troost Avenue.

Service Level Impacts

Not applicable as this is a zoning ordinance approving 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 approving 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 approving the subdivision of land.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a zoning ordinance approving the subdivision of land.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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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 a zoning ordinance approving 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 approving 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)