



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

August 15, 2023

230827

Project Name
Marion Park Convenience Store

Docket #4

Requests

- 4.1** CD-CPC-2023-00057
Area Plan Amendment
- 4.2** CD-CPC-2023-00049
Rezoning UR to B2-2
- 4.3** CD-CPC-2023-00058
UR Plan Amendment

Applicant

Doug Stone
Lewis Rice

Owner

Moussa Sobaiti

Location 9520 Marion Park Dr
Area About 7 acres
Zoning UR
Council District 5th
County Jackson
School District Hickman Mills

Surrounding Land Uses

North: Undeveloped, Zoned UR
South: Undeveloped, Zoned UR
East: Commercial, Zoned B2-2
West: Undeveloped, Zoned UR

Major Street Plan

The City's Major Street Plan identifies East Bannister Road as a Thoroughfare with 4 lanes at this location

Land Use Plan

The Hickman Mills Area Plan recommends Office/Residential uses for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on March 26, 2023. Scheduling deviations from 2022 Cycle C have occurred due to additional applications needed to be applied for by the applicant.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

There are no Neighborhood Associations tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. Applicant hosted a meeting on July 5, 2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site is currently undeveloped. It is within the existing Hickman Mills Corridor Urban Redevelopment Plan area. Land to the north, west, and south is currently undeveloped and located within the same UR Plan area. To the east is commercial development zoned B2-2 which includes the existing Home Depot. A regulated stream is located on the western side of the parcel.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a UR Plan Amendment to remove the subject site from the UR Plan Area, Rezoning from UR to B2-2, Area Plan Amendment from Office/Residential to Mixed Use Community in current District UR on about 7 acres generally located at the southwest corner of East Bannister Road and Marion Park Drive.

CONTROLLING CASE

Case No. 6817-URD-17 – On March 2, 2000 an amendment to a previously approved redevelopment plan in District URD (Urban Redevelopment District) so as to delete 11.7 acres generally located at 96th Street and Marion Park Drive.

PROFESSIONAL STAFF RECOMMENDATION

Docket #4.1 Recommendation: **Approval**
 Docket #4.2 Recommendation: **Approval**
 Docket #4.3 Recommendation: **Approval**

RELEVANT CASES

Case No. 6552-P-8 -- Ordinance 60451 passed in January of 1987 rezoned 11.8 acres from District CP2 (Local Planned Business Center) to District C3a1p (Intermediate Business, Low Buildings, Limited District) and approved a development plan for 145,000 sq. ft. of office/showroom/warehouse space.

Case No. 6552-P-9 -- Final plan approved by City Plan Commission in March of 1987.

Case No. SD0258 -- Final Plat of Bannister Square Business Center was approved by City Council Ordinance 61289 on July 23, 1987 to allow creation of one lot.

Case No. 6552-P-11 -- City Plan Commission on December 1, 1987 approved a revised final plan to allow erection of a freestanding sign to identify the center.

Case No. 6552-P-12 -- City Council Ordinance 62223 passed in March of 1988 amended the plan to delete the required side yard along the southern property line, to allow additional parking to be provided.

Case No. 6552-P-13 -- Final plan reapproved by City Plan Commission on May 17, 1988.

Case No. SD0258A -- Final Plat of Bannister Square Business Center, Replat to subdivide the 11.7 acre site into seven lots for sale of individual buildings was approved by City Council Ordinance 65059 on January 4, 1990.

Case No. 6817-URD-13 -- City Council Ordinance 940020 passed February 3, 1994 rezoned approximately 325 acres generally bound by Bannister Road on the north, Interstate 435 and U.S. Highway 71 on the west, Interstate 470 on the south, and the west boundary of the Mooreland/Hillcrest Heights subdivision on the east from numerous zoning districts to District URD and approved a preliminary development plan for 1,584,000 sq. ft. of office, research and development, laboratory, and commercial office/warehouse space. The 11.8 site currently under consideration is located in the extreme northeast corner of the urban redevelopment plan, north of the Hoechst Marion Roussel (formerly Marion Merrell Dow) site.

Case No. 422-S -- The Hickman Mills Tax Increment Financing Plan was approved by City Council Ordinance on November 25, 1992. Upon the 11.7 acre subject site, the plan proposed construction of six office/warehouse structures.

Case No. 6817-URD-15 -- Ordinance 961235 passed in October of 1996 amended the development plan on 11.7 acres to permit an increase in square footage, revision of the number and placement of structures, and reduce the setback from Interstate 435.

Case No. 6817-URD-16 -- City Plan Commission recommended approval of a request to delete 3.75 acres located on the west side of Hickman Mills Drive and north of Interstate 470 from the URD District. The property was then rezoned (Case No. 8530-P-1) to District M1p, its prior zoning, and a plan was approved to permit construction of an office/warehouse development.

REZONING REVIEW

The applicant is proposing a request to rezone 7 acres from District UR (Urban Redevelopment) to District B2-2. This rezoning will allow for the applicant to pursue a Special Use Permit for the creation of a Fuel Station. The project site is a vacant parcel which has been undeveloped since 1996. The current UR plan requires that the site be utilized for an office building. This UR plan was approved in 2000 and was tied to the Hoechst Marion Roussel development within the Hickman Mills Redevelopment Plan. The proposed rezoning does not require an accompanying plan. Rezoning this parcel is compatible with adjacent properties which have existing commercial uses.

The applicant is also proposing an Area Plan Amendment to bring the area plan into conformance. The current future land use of the site is Office/Residential. The applicant is proposing to amend the plan to be Mixed-Use Community which is in line with the properties to the east. This future land use would allow a mixture of commercial and/or residential and would not prohibit redevelopment of the site in the future.

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Map Amendments, REZONINGS (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies;

This proposal is not consistent with the future land use plan which necessitates the accompanying Area Plan Amendment.

B. Zoning and use of nearby property;

Properties to the east of the subject site are zoned B2-2 which is the desired zoning district of the applicant. Properties to the north and south are zoned UR, allowing for a mixture of commercial, office, and industrial uses. West of the subject site is Highway 71 which serves as a physical barrier from any residential uses.

C. Physical character of the area in which the subject property is located;

Adjacent properties consist mainly of commercial uses, with Cabinets To Go and The Home Depot directly across Marion Park Drive to the east. Land to the north and south is currently undeveloped. The proposed rezoning is not expected to change the physical character of the area.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

There is existing public infrastructure serving the site. Utilities and infrastructure will be brought to City Standards when any development is proposed.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

The current zoning designation is Urban Redevelopment (UR). The proposed rezoning will change the zoning to B2-2. The land was previously restricted to only that of office use. The UR plan no longer has Tax Incentives that the applicant is pursuing. The removal of this site from the UR plan and subsequent rezoning will allow for the lot to be developed with uses allowed under B2.

F. Length of time the subject property has remained vacant as zoned;

A single-family home was demolished in 1996. To the best of our knowledge the land has been vacant since.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The rezoning is not expected to detrimentally affect nearby properties.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

A denial of the application is not expected to provide any gain to the public health, safety, and welfare.

ATTACHMENTS

- 1. Conditions Report
- 2. Applicants Submittal
- 3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends the following:

- Docket #4.1** Recommendation: **Approval**
- Docket #4.2** Recommendation: **Approval**
- Docket #4.3** Recommendation: **Approval**

Respectfully Submitted,



Matthew Barnes
Planner



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-SUP-2023-00017 CD-CPC-2023-00049, CD-CPC-2023-00057
and CD-CPC-2023-00058

Meeting Date: July 5, 2023

Meeting Location: South Patrol Division Station, 9701 Marion Park Drive
Kansas City, MO 64137

Meeting Time (include start and end time): Start 7 pm, end approximately 8 pm

Additional Comments (optional):

No opposition to the project itself was expressed. There were questions regarding (a) the developer's other operations (we gave them the info, but advised that this is a much smaller facility than the client's facility in Edgerton), (b) security and prevention of human trafficking (we will have video cameras outside), (c) opportunities for an internal kiosk or other facility to share information and history of Hickman Mills and Three Trails (we are willing to work toward that), (d) opportunities for some exterior place-making signage for "Hickman Mills" (OK with us, subject to City approval), (e) confirmation that there will not be a pylon sign, (f) confirmation that no tax incentives are being sought, (g) whether there will be rules and limitations on leaving the truck trailer and driving the truck cab away (we will look into this but do not intend to do so), (h) whether there will be inside seating in the restaurant (yes), and (i) whether there will be EV charging stations (we will look into that).

CD-SUP-2023-00017, CD-CPC-2023-00049, CD-CPC-2023-00057 and CD-CPC-2023-00058
(On the Go Project, 9600 Elmwood, KCMO)

ATTENDEE LIST

In Person

Sandy Sexton
Carol McClure
John Sharp
Jerry Darter
Margie Haugh
Bob Ludlow
Nola Wood
Beth Boerger
Anita Winders
Darrell Curls
Reginald Silvers

On Zoom

Tim Cushing
April Cushing
Tim Henry
Teresa Edens
Michael Caughron
John Campbell
Patty Burney
Doug Stone (Developer team)
Dan Finn (Developer team)
Judd Clausen (Developer team)
David Anderson (Developer team)

CASE NUMBER CD-CPC-2023-00649

ADDRESS OR LOCATION 9520 Marion Park Dr.

AFFIDAVIT OF SIGN POSTING

STATE OF KANSAS

COUNTY OF Johnson

I, Judd D. Clausen being duly sworn upon my oath and being of sound mind and legal age state:

That I am the Agent (agent, owner, attorney) of the lot, tract or parcel of land for which the application was filed and did not later than fifteen (15) days prior to the date of first hearing scheduled for the above-referenced case at the above-referenced location, place a sign upon said lot, tract or parcel of land in compliance with the applicable Notice of Hearing procedures in the Zoning and Development Code.

Judd D. Clausen
(Print Name)

[Signature]
(Signature)

Subscribed and sworn to before me this 31 day of July, 2023.

[Signature]
Notary Public
NOTARY PUBLIC-State of Kansas
SHELIA EWING
My Appl. Exp. 5-16-24

My Commission Expires

Said sign shall be furnished by the City to the applicant and the applicant shall firmly affix and attach the sign to a wood or metal backing or frame. The sign shall be posted in a fashion visible from a public right-of-way or public place, shall not be further than ten (10) feet from the property line exclusive of the public right-of-way and shall be posted in a manner that the bottom portion of the sign is no further than eighteen (18) inches from the ground. The applicant shall file an affidavit prior to the public hearing stating that said sign has been posted according to these regulations.

All or part of the following subdivisions: "BANNISTER SQUARE BUSINESS CENTER REPLAT", "MARION INDUSTRIAL PARK", "MARION INDUSTRIAL PARK 2ND PLAT", "KEMBLE ACRES", "HICKMAN BUSINESS CENTER", "KRAMER INDUSTRIAL PARK", "BANNISTER STOR-ALL", "A & A ACRES", "KING'S ROSE HILL SUBDIVISION", "HOLMES PARK", "REPLAT OF HOLMES PARK", "SHOWBIZ PIZZA PLACE", AND "RESURVEY OF PARCELS 2 AND 3 VENTURE CENTER", all subdivisions according to the recorded plats thereof, including the following streets, drives, avenues, highways, and alleys: Marion Park Drive, 103rd Street, Hickman Mills Drive, Interstate 470, U.S. Highway No. 71, Interstate 435, Woodfield Drive, Cypress Avenue, 95th Street Terrace, 96th Street, King's Highway, Elmwood Avenue, and the alleys in Blocks 1 and 3, Holmes Park, as said streets, drives, avenues, highways, and alleys are now established and the right of way of the Burlington Northern Railroad (formerly the St. Louis and San Francisco Railroad), together with other lands situated in Section 26, Township 48, Range 33, and in Section 35, Township 48, Range 33, all in Kansas City, Jackson county, Missouri, and lying generally south of Bannister Road; north of Interstate 470 and easterly of U.S. Highway No. 71.

The boundary of the redevelopment area is more specifically described as beginning at the northeast corner of Lot 1, "BANNISTER SQUARE BUSINESS CENTER REPLAT"; thence south along the east line of said Lot 1 and along the east line of Lot 3 in said "BANNISTER SQUARE BUSINESS CENTER REPLAT", a distance of 439 feet; thence in a southerly and southwesterly direction along the east line of said Lot 3 and along a curve to the right, tangent to the last described course and having a radius of 300.00 feet, an arc distance of 176 feet to the southeast corner of said Lot 3, said corner also being on the north line of the Southwest 1/4 of the Southeast 1/4 of Section 26, Township 48, Range 33; thence east 120 feet to the northeast corner of said 1/4 1/4 Section; thence south along the east line of said 1/4 1/4 Section and along the east line of the West 1/2 of the Northeast 1/4 of Section 35, Township 48, Range 33 and along the southerly prolongation thereof, a distance of 3991 feet to a point on the south right of way line of 103rd Street, as now established; thence east along said south right of way line, a distance of 491 feet, more or less, to the northwest corner of "SLEEPY HOLLOW", a subdivision in said city, county and state; thence the following courses along the westerly boundary lines of said "SLEEPY HOLLOW" subdivision; south 844 feet, east 200 feet, south 390 feet, southwesterly 91 feet, west 572 feet, south 30 feet, west 141 feet to a point on the easterly right of way line of Hickman Mills Drive, as now established; thence southeasterly 461 feet to the southwest corner of said "SLEEPY HOLLOW" subdivision; thence westerly, departing from said subdivision boundary along the northerly right of way line of Interstate Route 470, as now established: 100 feet, more or less, to a point on the westerly right of way line of said Hickman Mills Drive, said point also being opposite and 209 feet northerly of Station 47+85 of the right of way base line of the eastbound lanes of said Interstate 470, as now established; thence westerly along the last said right of way line, 440 feet, more or less, to a point on the westerly right of way line of the Burlington Northern Railroad that is opposite and 30 feet northerly of station 43+55 of said right of way base line; thence northwesterly 795 feet, more or less, to a point opposite and so feet northeasterly of station 35+51.26 of said right of way base line; thence northwesterly, parallel with said

right of way base line, a distance of 818 feet; thence in a northwesterly direction along a curve to the left, tangent to the last described course having a radius of 1483 feet, an arc distance of 355 feet; thence in a northwesterly and northerly direction along a curve to the right having a radius of 1637 feet, an arc distance of 1500 feet, more or less, to the intersection of the westerly right of way line of said Hickman Mills Drive and the prolongation of the easterly right of way line of Interstate 435, as now established; thence North 660 West, a distance of 245 feet: thence North 23°30' West, a distance of 660 feet; thence North 35° West, a distance of 165 feet, more or less, to a point on the southerly prolongation of the easterly right of way line of U.S. Highway No. 71, as now established; thence northerly along said prolongation and along the last said right of way line, a distance of 720 feet to a jog in said right of way line: thence west along said jog, a distance of 23 feet; thence northerly along the last said right of way line, a distance of 1420 feet to an angle point; thence northerly along said right of way line, a distance of 140 feet to an angle point; thence northerly along said right of way line, a distance of 52 feet; thence northerly along the last said right of way line, a distance of 270 feet to an angle point on the southerly right of way line of Woodfield Drive, as now established; thence westerly along a jog in said easterly right of way line, along a curve to the left having a radius of 180.00 feet, an arc distance of 46 feet; thence northerly along said right of way line, a distance of 50 feet to an angle point in said easterly right of way line that is opposite and 143 feet east of Station 404+09 of the right of way base line of said U.S. Highway No. 71; thence north along said right of way line, a distance of 695 feet to an angle point therein that is opposite and 293 feet east of station 410+95 of said right of way base line; thence westerly along said right of way line, a distance of 49 feet to an angle point therein that is opposite and 248 feet east of Station 411+16 of said right of way base line; thence northerly along said right of way line, a distance of 80 feet to a point on the southerly right of way line of Bannister Road; thence northeasterly along last said right of way line, a distance of 135 feet; thence southeasterly along said southerly right of way line, a distance of 140 feet; thence northeasterly along said right of way line and along the prolongation thereof, a distance of 180 feet to the point of intersection of the south right of way line of Bannister Road and the northeasterly right of way line of the Burlington Northern Railroad; thence easterly along said south right of way line, a distance of 80 feet; thence northeasterly along said south right of way line, a distance of 45 feet; thence easterly along said south right of way line, a distance of 400 feet; thence easterly, a distance of 80 feet to a point on the east right of way line of Hickman Mills Drive extension, as now established; thence south along the last said right of way line, a distance of 580 feet; thence southwest along the last said right of way line, a distance of 87 feet to a point on the west line of Lot 2, "SHOWBIZ PIZZA PLACE", a subdivision in said city, county, and state: thence south along the last said west line, a distance of 130 feet to the southwest corner of the last said Lot 2, said point also being the northwest corner of Parcel 2, "RESURVEY OF PARCELS 2 AND 3, VENTURE CENTER": thence east along the north line of said Parcel 2: a distance of 1125 feet to the northeast corner thereof: thence easterly, a distance of 545 feet to the northerlymost corner of Lot 6, 11 BANNISTER SQUARE BUSINESS CENTER REPLAT", a subdivision in said city, county, and state; thence southeasterly 166 feet to an angle point in the north line of Lot 4 in the last said subdivision; thence east along the north lines of Lots 4 and 2 in the last said subdivision, a distance of 440 feet to a

point on the west line of Lot 1 in the last said subdivision; thence north 180 feet to the northwest corner of the last said Lot 1; thence east, a distance of 267 feet to the point of beginning, except that part thereof in public thoroughfares.

EXCEPT:

All that part of the Southwest Quarter of Section 26, Township 48 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, being more particularly described by Scott G Chrisman, RLS-2594, on March 24, 2023, for project 210432, as follows:

Commencing at the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 26; thence S 86°45'39" E, along the North line of the Southwest Quarter of said Section 26, a distance of 625.36 feet; thence S 3°14'21" W, a distance of 201.47 feet, to a point on the Southerly Right-of-Way line of State Route W, also known as Bannister Road, and the Easterly Right-of-Way line of Hickman Mills Drive, as now established, said point also being the Point of Beginning; thence along the South Right-of-way line, of said State Route W, also known as Bannister Road for the following seven (7) courses; thence N 55°59'03" E, a distance of 50.81 feet; thence S 39°16'10" E, a distance of 152.14 feet; thence N 54°16'14" E, a distance of 41.23 feet; thence N 39°40'12" W, a distance of 150.49 feet; thence N 56°54'03" E, a distance of 104.31 feet; thence S 86°39'56" E, a distance of 403.59 feet; thence S 31°17'06" E, a distance of 72.26 feet, to a point on the Westerly Right-of-Way line of Marion Park Drive, as now established; thence along said Westerly Right-of-Way line of said Marion Park Drive, for the following two (2) courses; thence S 1°30'04" W, a distance of 695.92 feet; thence Southerly on a curve to the right, said curve being tangent to the last described course and having a radius of 64.66 feet, an arc distance of 1.95 feet; thence N 88°22'42" W, a distance of 51.26 feet; thence S 10°48'39" E, a distance of 69.57 feet, to a point on the Northerly, and Easterly Right-of-Way line of Hickman Mills Drive, as now established; thence along said Northerly and Easterly Right-of-Way line for the following six (6) courses; thence Southwesterly on a curve to the right, said curve having an initial tangent bearing of S 38°47'59" W, a radius of 560.00 feet, and an arc distance of 2.30 feet; thence S 39°16'03" W, a distance of 128.11 feet; thence N 10°48'39" W, a distance of 182.92 feet; thence S 79°19'28" W, a distance of 89.40 feet; thence Northwesterly on a curve to the left, said curve having an initial tangent bearing of N 10°40'32" W, a radius of 1176.28 feet, and an arc distance of 477.71 feet; thence N 33°56'39" W, a distance of 290.71 feet, to a point on the South Right-of-Way line of said State Route W, also known as Bannister Road, and the Point of Beginning, containing 319,755 square feet or 7.3406 acres, more or less.

MARION PARK DEVELOPMENT HISTORY

- 1963 Purchased Marion Park (South), 113 Acres. Rezoned From Agricultural To MP (Industrial Park).
- 1965 Building A (54,000 S.F.). First Building at Marion Park (South) Occupied by Administrative offices - manufacturing - packaging - warehousing and quality control.
- 1966 Purchased Marion Park (North), 67 Acres
- 1968 First Building A expansion (41,000 S.F.). Expansion space for administrative offices, manufacturing and packaging.
- 1969 Second Building A expansion (25,000 S.F.). Distribution center for order-pick and-peak and shipping. First major quality control laboratory facility.
- 1972 Building B (63,000 S.F.). Occupied by administrative office, R&D laboratories, first animal colonies and first computer room.
- 1976 Building C (554,000 S.F.). Occupied by manufacturing, packaging and quality control laboratories, raw material warehousing and operations/TS offices. rear of Building A converted to finished goods warehouse.
- 1980 Building B expansion and B Annex (38,000 S.F.). Occupied by expanded R&D Lab. First major pilot plant facility.
- 1983 Rezonning of Marion Park (North) from agricultural to C-3A2 (commercial) to permit flexibility for construction of office buildings. First development plan.
- 1986 Building A - converted to R&D use. Distribution relocated to College Facility.
- 1987 Rezonning of Marion Park (North) from C-3A2 (commercial) to M-1P (Light Industrial) to permit flexibility for construction of offices, labs and light manufacturing.
- 1988 Building D (57,171 S.F.). First level occupied by new main cafeteria for Marion Park site. Second level occupied by expanded R&D labs.
- 1991 Building E (73,831 S.F.). Occupied by expanded R&D labs, pilot plant, clinical supplies mfg. and warehouse.
- 1993 Visitors Center (10,000 S.F.). Occupied by exhibits of Marion Labs/Merrell Dow history, etc.
- 1996 Project 1 (775,000 S.F.). Occupied by North American Regional office and R&D labs.
- 1998 Project 14 (27,520 S.F.). Expanded production & mechanical space in Building C.

DEVELOPMENT DATA

Hoechst Marion Roussel (Marion Park): 2,130,125 S.F.
 3408 Parking spaces (1,146 Garage; 2,262 Surface)
 TIF Redevelopment area: 481,480 TO 734,480 S.F.
 2,441 TO 3,700 Parking spaces (Surface)
 Total Project area: 2,611,605 TO 2,864,605 S.F.

MARION PARK DEVELOPMENT

PROJECT	DESCRIPTION	SQUARE FEET	START	END
Existing	Office & Lab	999,222		
	Lots 1-7, 14	+1,174		
1	Office	662,172	1994	1996
	Lab	94,184		
	Utility plant	16,027		
		772,383		
	Garage (Lot 9)	+546		
	Lots 8,10,11,12 & 13	+928		
		1,474		
	Lot 15	+20	1996	1996
5	Office	75,000	2005	2007
6A	Garage	+600		
	Lot 8	-150		
7	Lab	100,000	2004	2006
	Lot 12	-150		
10	Office	120,000	2002	2005
11	Eliminated by administrative approval, September 1999			
14	Mechanical Equipment room	2,320	1997	1998
	Production	25,000	1998	1999
15	Building M expansion	16,000	1999	2000
	Lot 16	+240	1999	1999
	Lot 4 expansion	+200	2000	2000
16	Cook & office	10,000	2001	2002
	Mechanical	10,000		
		Total: 2,130,125		

TIF REDEVELOPMENT AREA

Proposed land uses include: office, retail, service retail, hotel, warehousing and distribution, and light manufacturing

PROJECT	DESCRIPTION	START	END
2	2 to 4 buildings 77,000 to 120,000 sq. Ft. 270 to 420 surface parking	2001	2003
3	1 to 3 buildings 1 to 2 stories 45,000 to 80,000 sq. Ft. 160 to 245 surface parking	2003	2005
4	1 to 3 buildings 3 to 8 stories 220,000 to 280,000 sq. Ft. 870 to 1,460 surface parking	2000	2002
5	1 building 1 to 2 stories 19,000 to 30,000 sq. Ft. 70 to 105 surface parking	2002	2003
8	1 to 2 buildings 1 to 4 stories 58,000 to 84,000 sq. Ft. 200 to 315 surface parking	2010	2013
9	1 to 2 buildings 1 to 4 stories 32,000 to 100,000 sq. Ft. 110 to 175 surface parking	2005	2007
12	1 to 2 buildings 1 to 2 stories 19,460 to 30,460 sq. Ft. 70 to 105 surface parking	2002	2004
13	1 to 2 buildings 1 story warehouse 13,000 to 30,000 sq. Ft. 20 to 30 surface parking	2002	2003
TOTAL RANGE: 481,480 to 734,480 S.F.			

MARION PARK EXISTING SPACE ANALYSIS

Building A	Office	37,748		Building F	Office	127,846
	Laboratory	26,450			Warehouse	10,928
	Manufacturing	13,681			Computer Room	393
	Warehouse	8,736			Mechanical	23,112
	Computer Room	23,741			Support	18,292
	Mechanical	18,229			Total	178,536
	Support	14,449		Building H	Office	64,051
	Total	141,994			Support	28,049
Building C	Office	90,472			Total	92,100
	Laboratory	33,229		Building J	Office	155,560
	Manufacturing	225,516			Warehouse	1,642
	Warehouse	136,308			Computer Room	997
	Computer Room	743			Mechanical	17,288
	Mechanical	61,309			Support	52,713
	Support	75,081			Total	228,200
	Total	626,658		Building K	Office	128,818
Building D	Office	11,378			Computer Room	2,389
	Laboratory	11,351			Mechanical	6,795
	Manufacturing	1,194			Support	25,135
	Warehouse	1,301			Total	163,336
	Mechanical	6,006		Building L	Office	24,953
	Support	28,890			Laboratory	30,596
	Total	60,110			Warehouse	7,219
Building E	Office	253			Mechanical	12,596
	Manufacturing	14,516			Support	18,910
	Warehouse	6,028			Total	94,184
	Mechanical	1,878		Building M	Mechanical	16,027
	Support	7,008			Total	16,027
	Total	31,683		Visitors center		11,214
Visitors center	Exhibit / office / support	11,214		Storage		2,080
Storage		2,080				
				Total Existing Buildings		1,799,125

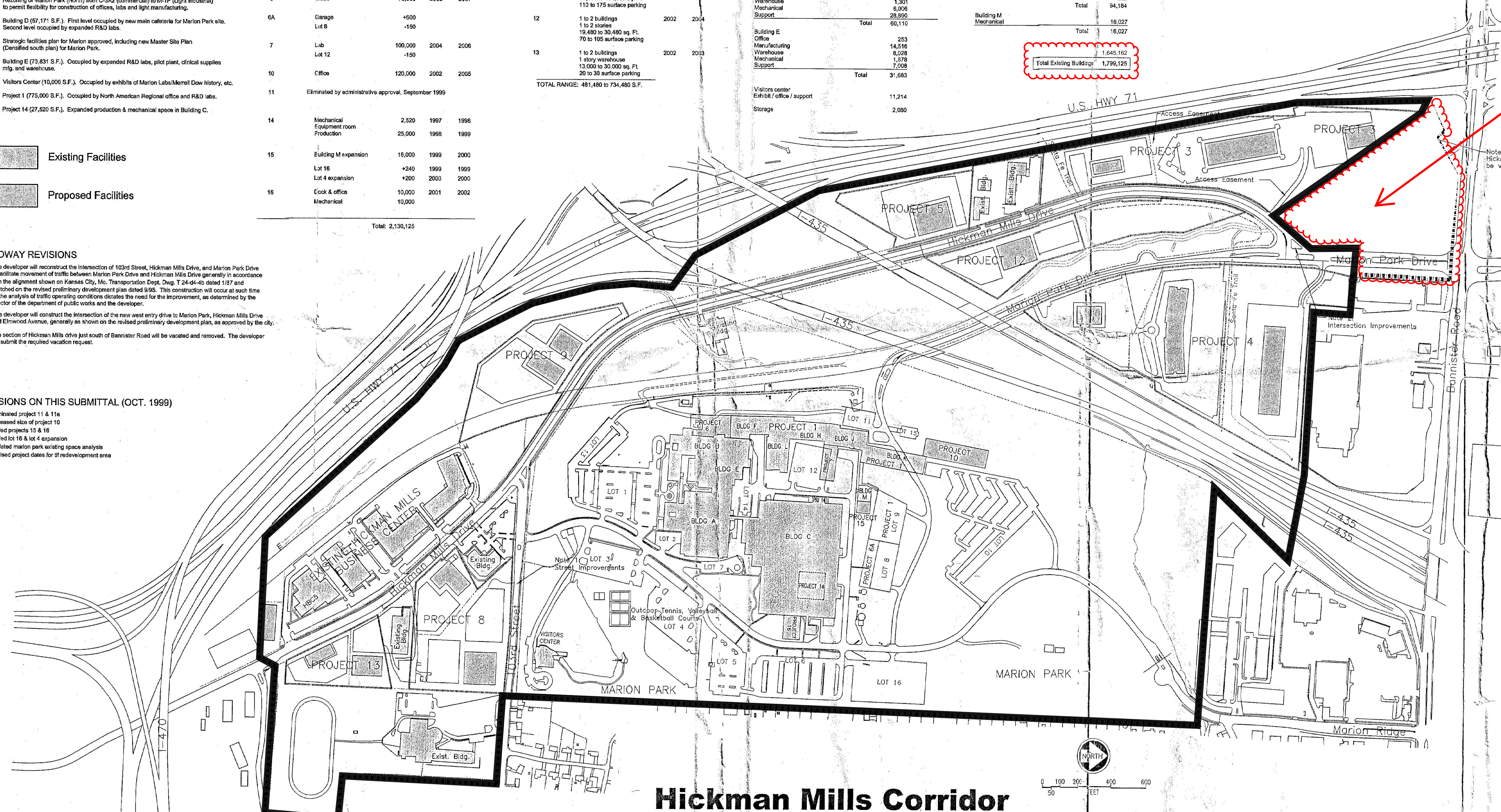
- Existing Facilities
- Proposed Facilities

ROADWAY REVISIONS

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REVISIONS ON THIS SUBMITTAL (OCT. 1999)

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4. Added lot 16 & lot 4 expansion
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AREA TO BE REMOVED FROM UR ZONING

Note 3: Hickman Mills Drive to be vacated & removed.

**Hickman Mills Corridor
 Urban Redevelopment Plan
 Hoechst Marion Roussel
 Kansas City, Missouri**

Director of City Development
Revised Development Plan
 Revised by PEI
 (Clouded Areas Only)

Date
 Revised April 14, 2023
 Revised October 6, 1999

Handwritten signature and initials

Legal Description

All that part of the Southwest Quarter of Section 26, Township 48 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, being more particularly described by Scott G Chrisman, RLS-2594, on March 24, 2023, for project 210432, as follows:

Commencing at the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 26; thence S 86°45'39" E, along the North line of the Southwest Quarter of said Section 26, a distance of feet, 625.36 feet; thence S 3°14'21" W, a distance of 201.47 feet, to a point on the Southerly Right-of-Way line of State Route W, also known as Bannister Road, and the Easterly Right-of-Way line of Hickman Mills Drive, as now established, said point also being the Point of Beginning; thence along the South Right-of-way line, of said State Route W, also known as Bannister Road for the following seven (7) courses; thence N 55°59'03" E, a distance of 50.81 feet; thence S 39°16'10" E, a distance of 152.14 feet; thence N 54°16'14" E, a distance of 41.23 feet; thence N 39°40'12" W, a distance of 150.49 feet; thence N 56°54'03" E, a distance of 104.31 feet; thence S 86°39'56" E, a distance of 403.59 feet; thence S 31°17'06" E, a distance of 72.26 feet, to a point on the Westerly Right-of-Way line of Marion Park Drive, as now established; thence along said Westerly Right-of-Way line of said Marion Park Drive, for the following two (2) courses; thence S 1°30'04" W, a distance of 695.92 feet; thence Southerly on a curve to the right, said curve being tangent to the last described course and having a radius of 64.66 feet, an arc distance of 1.95 feet; thence N 88°22'42" W, a distance of 51.26 feet; thence S 10°48'39" E, a distance of 69.57 feet, to a point on the Northerly, and Easterly Right-of-Way line of Hickman Mills Drive, as now established; thence along said Northerly and Easterly Right-of-Way line for the following six (6) courses; thence Southwesterly on a curve to the right, said curve having an initial tangent bearing of S 38°47'59" W, a radius of 560.00 feet, and an arc distance of 2.30 feet; thence S 39°16'03" W, a distance of 128.11 feet; thence N 10°48'39" W, a distance of 182.92 feet; thence S 79°19'28" W, a distance of 89.40 feet; thence Northwesterly on a curve to the left, said curve having an initial tangent bearing of N 10°40'32" W, a radius of 1176.28 feet, and an arc distance of 477.71 feet; thence N 33°56'39" W, a distance of 290.71 feet, to a point on the South Right-of-Way line of said State Route W, also known as Bannister Road, and the Point of Beginning, containing 319,755 square feet or 7.3406 acres, more or less.

MARION PARK DEVELOPMENT HISTORY

- 1963 Purchased Marion Park (South), 113 Acres. Rezoned From Agricultural To MP (Industrial Park).
- 1965 Building A (54,000 S.F.). First Building at Marion Park (South) Occupied by Administrative offices - manufacturing - packaging - warehousing and quality control.
- 1966 Purchased Marion Park (North), 67 Acres
- 1968 First Building A expansion (41,000 S.F.). Expansion space for administrative offices, manufacturing and packaging.
- 1969 Second Building A expansion (25,000 S.F.). Distribution center for order-pick and-peak and shipping. First major quality control laboratory facility.
- 1972 Building B (63,000 S.F.). Occupied by administrative office, R&D laboratories, first animal colonies and first computer room.
- 1976 Building C (554,000 S.F.). Occupied by manufacturing, packaging and quality control laboratories, raw material warehousing and operations/TS offices. rear of Building A converted to finished goods warehouse.
- 1980 Building B expansion and B Annex (38,000 S.F.). Occupied by expanded R&D Lab. First major pilot plant facility.
- 1983 Rezonning of Marion Park (North) from agricultural to C-3A2 (commercial) to permit flexibility for construction of office buildings. First development plan.
- 1986 Building A - converted to R&D use. Distribution relocated to College Facility.
- 1987 Rezonning of Marion Park (North) from C-3A2 (commercial) to M-1P (Light Industrial) to permit flexibility for construction of offices, labs and light manufacturing.
- 1988 Building D (57,171 S.F.). First level occupied by new main cafeteria for Marion Park site. Second level occupied by expanded R&D labs.
- 1991 Building E (73,831 S.F.). Occupied by expanded R&D labs, pilot plant, clinical supplies mfg. and warehouse.
- 1993 Visitors Center (10,000 S.F.). Occupied by exhibits of Marion Labs/Merrell Dow history, etc.
- 1996 Project 1 (775,000 S.F.). Occupied by North American Regional office and R&D labs.
- 1998 Project 14 (27,520 S.F.). Expanded production & mechanical space in Building C.

DEVELOPMENT DATA

Hoechst Marion Roussel (Marion Park): 2,130,125 S.F.
 3408 Parking spaces (1,146 Garage; 2,262 Surface)
 TIF Redevelopment area: 481,480 TO 734,480 S.F.
 2,441 TO 3,700 Parking spaces (Surface)
 Total Project area: 2,611,605 TO 2,864,605 S.F.

MARION PARK DEVELOPMENT

PROJECT	DESCRIPTION	SQUARE FEET	START	END
Existing	Office & Lab	999,222		
	Lots 1-7, 14	+1,174		
1	Office	662,172	1994	1996
	Lab	94,184		
	Utility plant	16,027		
		772,383		
	Garage (Lot 9)	+546		
	Lots 8,10,11,12 & 13	+928		
		1,474		
	Lot 15	+20	1996	1996
5	Office	75,000	2005	2007
6A	Garage	+600		
	Lot 8	-150		
7	Lab	100,000	2004	2006
	Lot 12	-150		
10	Office	120,000	2002	2005
11	Eliminated by administrative approval, September 1999			
14	Mechanical Equipment room	2,320	1997	1998
	Production	25,000	1998	1999
15	Building M expansion	16,000	1999	2000
	Lot 16	+240	1999	1999
	Lot 4 expansion	+200	2000	2000
16	Cook & office	10,000	2001	2002
	Mechanical	10,000		
		Total: 2,130,125		



TIF REDEVELOPMENT AREA

Proposed land uses include: office, retail, service retail, hotel, warehousing and distribution, and light manufacturing

PROJECT	DESCRIPTION	START	END
2	2 to 4 buildings 77,000 to 120,000 sq. Ft. 270 to 420 surface parking	2001	2003
3	1 to 3 buildings 1 to 2 stories 45,000 to 80,000 sq. Ft. 160 to 245 surface parking	2003	2005
4	1 to 3 buildings 3 to 8 stories 220,000 to 280,000 sq. Ft. 870 to 1,460 surface parking	2000	2002
5	1 building 1 to 2 stories 19,000 to 30,000 sq. Ft. 70 to 105 surface parking	2002	2003
8	1 to 2 buildings 1 to 4 stories 56,000 to 84,000 sq. Ft. 200 to 315 surface parking	2010	2013
9	1 to 2 buildings 1 to 4 stories 32,000 to 100,000 sq. Ft. 110 to 175 surface parking	2005	2007
12	1 to 2 buildings 1 to 2 stories 19,460 to 30,460 sq. Ft. 70 to 105 surface parking	2002	2004
13	1 to 2 buildings 1 story warehouse 13,000 to 30,000 sq. Ft. 20 to 30 surface parking	2002	2003
TOTAL RANGE: 481,480 to 734,480 S.F.			

MARION PARK EXISTING SPACE ANALYSIS

Building A	Office	37,748			
	Laboratory	26,450			
	Manufacturing	13,681			
	Warehouse	8,736			
	Computer Room	23,741			
	Mechanical	18,279			
	Support	14,449			
Total		141,084			
Building C	Office	90,472			
	Laboratory	38,229			
	Manufacturing	225,516			
	Warehouse	136,308			
	Computer Room	743			
	Mechanical	61,309			
	Support	75,081			
Total		626,658			
Building D	Office	11,378			
	Laboratory	11,351			
	Manufacturing	1,194			
	Warehouse	1,301			
	Mechanical	6,006			
	Support	28,890			
Total		60,110			
Building E	Office	253			
	Manufacturing	14,516			
	Warehouse	6,028			
	Mechanical	1,878			
	Support	7,008			
Total		31,683			
Visitors center	Exhibit / office / support	11,214			
Storage		2,080			
Building F	Office	127,846			
	Warehouse	10,928			
	Computer Room	393			
	Mechanical	23,112			
	Support	18,292			
Total		178,536			
Building H	Office	64,051			
	Support	28,049			
Total		92,100			
Building J	Office	155,560			
	Warehouse	1,642			
	Computer Room	97			
	Mechanical	17,288			
	Support	52,713			
Total		228,200			
Building K	Office	128,818			
	Computer Room	2,389			
	Mechanical	6,795			
	Support	25,135			
Total		163,336			
Building L	Office	24,953			
	Laboratory	30,596			
	Warehouse	7,219			
	Mechanical	12,596			
	Support	18,910			
Total		94,184			
Building M	Mechanical	16,027			
Total		16,027			
Total Existing Buildings		1,645,162			
Total Existing Buildings		1,799,125			

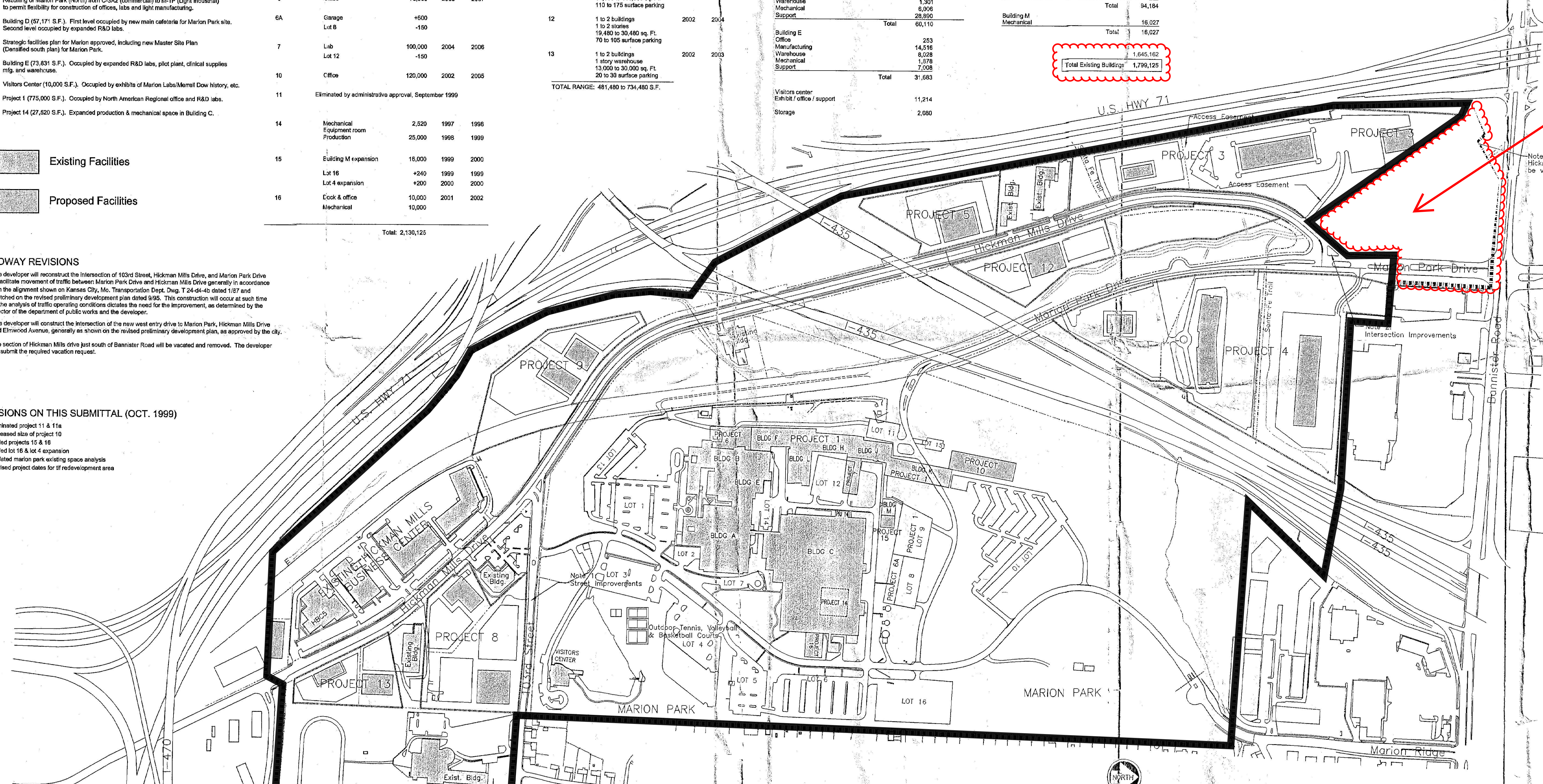
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**Revised April 14, 2023
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