



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

January 23, 2024

**Project Name**  
Blue River Commerce Center 5<sup>th</sup> Plat

**Docket #**C3

**Request**  
CLD-FnPlat-2023-00030  
Final Plat

**Applicant**  
Melissa DeGonia  
Northpoint Development

**Location** 1900 E 92<sup>nd</sup> Street  
**Area** About 20 acres  
**Zoning** UR  
**Council District** 5<sup>th</sup>  
**County** Jackson  
**School District** Center 120

**Surrounding Land Uses**  
**North:** Industrial, zoned UR  
**South:** Industrial, zoned UR  
**East:** Industrial, zoned M3-5  
**West:** Industrial, zoned UR

**Major Street Plan**  
The City's Major Street Plan does not identify any streets at this location

**Land Use Plan**  
The Red Bridge Area Plan recommends Light Industrial uses for the subject property.

## APPROVAL PROCESS



## PROJECT TIMELINE

The application for the subject request was filed on December 8, 2023. Scheduling deviations from 2024 Cycle 1.2 have occurred.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Final Plats therefore notice is not sent.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

## EXISTING CONDITIONS

The subject site is currently undeveloped. It is within the existing Blue River Commerce Center Urban Redevelopment Site. It is the former site of The Bannister Federal Complex. There is no associated regulated stream with the subject site.

## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District UR on about 20 acres generally located at the northeast corner of Troost Avenue and East Bannister Road within the Blue River Commerce Center Development, allowing for the creation of four lots and one tract.

## CONTROLLING CASE

**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.

## PROFESSIONAL STAFF RECOMMENDATION

Docket #C3 Recommendation: **Approval Subject to Conditions**

**RELEVANT CASES**

**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 5<sup>th</sup> Plat.

**Case No. CD- FnPlat-2020-00026– Blue River Commerce Center 1<sup>st</sup> 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 2<sup>nd</sup> 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 3<sup>rd</sup> 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 4<sup>th</sup> 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.

**PLAT REVIEW**

The request is to consider approval of a Final Plat in District UR on about 20 acres generally located at the northeast corner of Troost Avenue and East Bannister Road within the Blue River Commerce Center Development creating four (4) lots and one (1) tract to allow for an industrial development. This use was approved in Case No. CD-CPC-2019-00228 which served as the Preliminary Plat and amended under Case CD-AA-2023-00336. The controlling plan proposed to develop an industrial/warehouse development on the former Bannister Federal Complex Site. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-260 of the Zoning and Development Code.

**PLAT ANALYSIS**

**\*indicates adjustment/deviation requested**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-260)	Yes	Yes	Proposed plan is in conformance with the controlling plan and all amendments.
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		

#### **APPROVAL CRITERIA**

**No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.**

The request Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

#### **ATTACHMENTS**

1. Conditions Report
2. Applicants Submittal

#### **PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes  
Planner



## Plan Conditions

Report Date: January 17, 2024

Case Number: CLD-FnPlat-2023-00030

Project: Blue River Commerce Center 5th Plat

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*Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / [matthew.barnes@kcmo.org](mailto:matthew.barnes@kcmo.org) with questions.*

1. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
2. That prior to submitting documents for final approval the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the revised City Signature Block and insert Case No. CLD-FnPlat-2023-00030.
3. That prior to submitting documents for final approval the applicant ensure that the Title Report is current within 90 days or submits an updated Title Report.

*Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / [Terry.A.Thomas@kcmo.org](mailto:Terry.A.Thomas@kcmo.org) with questions.*

4. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
5. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
6. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
7. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
8. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
9. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.

*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / [Lucas.Kaspar@kcmo.org](mailto:Lucas.Kaspar@kcmo.org) with questions.*

10. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division and KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
11. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Land Development Division and KC Water, prior to recording the plat.

