



# CITY PLAN COMMISSION STAFF REPORT

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

July 18, 2023

**Project Name**  
Three Trails Commerce Center 2<sup>nd</sup> Plat

**Docket #C4**

**Request**  
CLD-FnPlat-2023-00016  
Final Plat

**Applicant**  
Michael Ballard  
Olsson

**Owner**  
Port Authority KC/ NorthPoint

**Location** Generally located at the southeast corner of E. 87th Street and Elmwood Avenue.

**Area** About 30 acres

**Zoning** MPD

**Council District** 5<sup>th</sup>

**County** Jackson

**School District** Hickman Mills

**Surrounding Land Uses**

**North:** zoned UR, Oxford on the Blue.

**South:** zoned UR, active quarry.

**East:** zoned MPD, Tree Trails Third Plat.

**West:** zoned MPD, Tree Trails First Plat.

**Major Street Plan**

East 87th Street is classified as a four-lane thoroughfare requiring 100 ft of right-of-way. It is currently improved with curb, gutter and sidewalk.

**Land Use Plan**

The Hickman Mills Area Plan recommends Industrial land use for the subject property. The proposed use is compliant.

**APPROVAL PROCESS**



**PROJECT TIMELINE**

The application for the subject request was filed on June 7, 2023. No scheduling deviations from 2023 Cycle M 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 project site part of the Three Trails Commerce Center generally located on the south side of E. 87th Street between I-435 on the east and Bruce R. Watkins on the west. The site of this final plat currently has a 500,000 square foot single story multi-tenant building with 250 parking spaces.

Surrounding land uses include Oxford on the Blue development on the north side of E. 87th Street; Foley Equipment to the east, existing mining operation to the south and industrial/ warehouse to the west.

**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval a Final Plat in District MPD creating one (1) industrial lot on approximately 30 acres generally located on the south side of E. 87<sup>th</sup> Street between N. Brighton Avenue on the east and Elmwood Avenue on the west.

**CONTROLLING CASE**

**Case No. 10390-MPD-17** – Ordinance No. 170982 passed by City Council on December 14, 2017, approved an amendment to a previously approved development plan in District MPD on about 92 acres generally located at the southeast corner of E. 87th Street and Elmwood Avenue to allow for additional parking.

**PROFESSIONAL STAFF RECOMMENDATION**

**Docket #C4 Recommendation: Approval Subject to Conditions**

**RELATED CASES**

**SD 1176C – Final Plat, Three Trails Commerce Center, Second Plat** - Ordinance No. 160786 passed by City Council on October 27, 2016 approved a final plat in District MPD on approximately 35 acres generally located at the southeast corner of E. 87th Street and Elmwood Avenue, creating one (1) industrial lot and one (1) tract. This plat was not finalized because of KCP&L subordination.

**Case No. 10390-MPD-15** – Ordinance No. 160755 passed by City Council on October 13, 2016, rezoned about 35 acres generally located on the south side of E. 87th Street, between I-435 on the east and Bruce R. Watkins Drive (US Hwy 71) on the west, from District UR (Urban Redevelopment) to MPD (Master Planned District) and approval of a development plan which also serves as a preliminary plat, to allow for 500,000 square foot of general industrial development on one lot.

**Case No. 10390-URD-5-AA-1** – On March 4, 2016, the Director of City Planning and Development administratively approved a final UR Development Plan pursuant to Chapter 88-260-05, to allow for a 500,000 square foot office warehouse building within the Santa Fe URD.

**PROJECT LOCATION****PLAT REVIEW**

The request is to consider approval of a Final Plat in District MPD on about 30 acres creating one (1) industrial lot on approximately 30 acres generally located on the south side of E. 87th Street between N. Brighton Avenue on the east and Elmwood Avenue on the west. This project was approved by Ordinance No. 160755 passed by City Council on October 13, 2016, rezoned about 35 acres generally located on the south side of E. 87th Street, between I-435 on the east and Bruce R. Watkins Drive (US Hwy 71) on the west, from District UR (Urban Redevelopment) to MPD (Master Planned District) and approval of a development plan which also serves as a

preliminary plat, to allow for 500,000 square foot of general industrial development on one lot. Access to the site will be via the existing driveways off Brighton Avenue and Elmwood Avenue.

**PLAT ANALYSIS**

This plat was originally approved by Ordinance No. 160786 passed by City Council on October 27, 2016. The recording of the plat has been delayed due to the need to release utility subordinations by KCP&L. This requirement was waived by Ordinance No. 190648 passed by City Council on August 15, 2019.

**\*indicates adjustment/deviation requested**

Standards	Applies	Meets	More Information
Lot and Building Standards (MPD)	Yes	Yes	The proposed Final Plat is in conformance with the approved MPD Plan.
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		This phase does not propose any residential development.

**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
3. Ordinance No. 190648

**PROFESSIONAL STAFF RECOMMENDATION**

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

Respectfully Submitted,



Olofu Agbaji  
Planner