

Proposed 25 Campbell PIEA Planning Area

PIEA

November 20, 2025: Unanimous Approval.

City Plan Commission

January 7, 2026: Unanimous Approval.

Finance, Governance and Public Safety Committee

February 24, 2026: Pending.

development initiatives

3965 W. 83rd Street

prairie village, ks 66208

Jim Potter, AICP

Planning Area

Planning Area
Size:

101,103 sf or
2.32 acres.

Planning Area
Owners: 2

Existing
Conditions:

- Vacant Property.
- Commercial building.



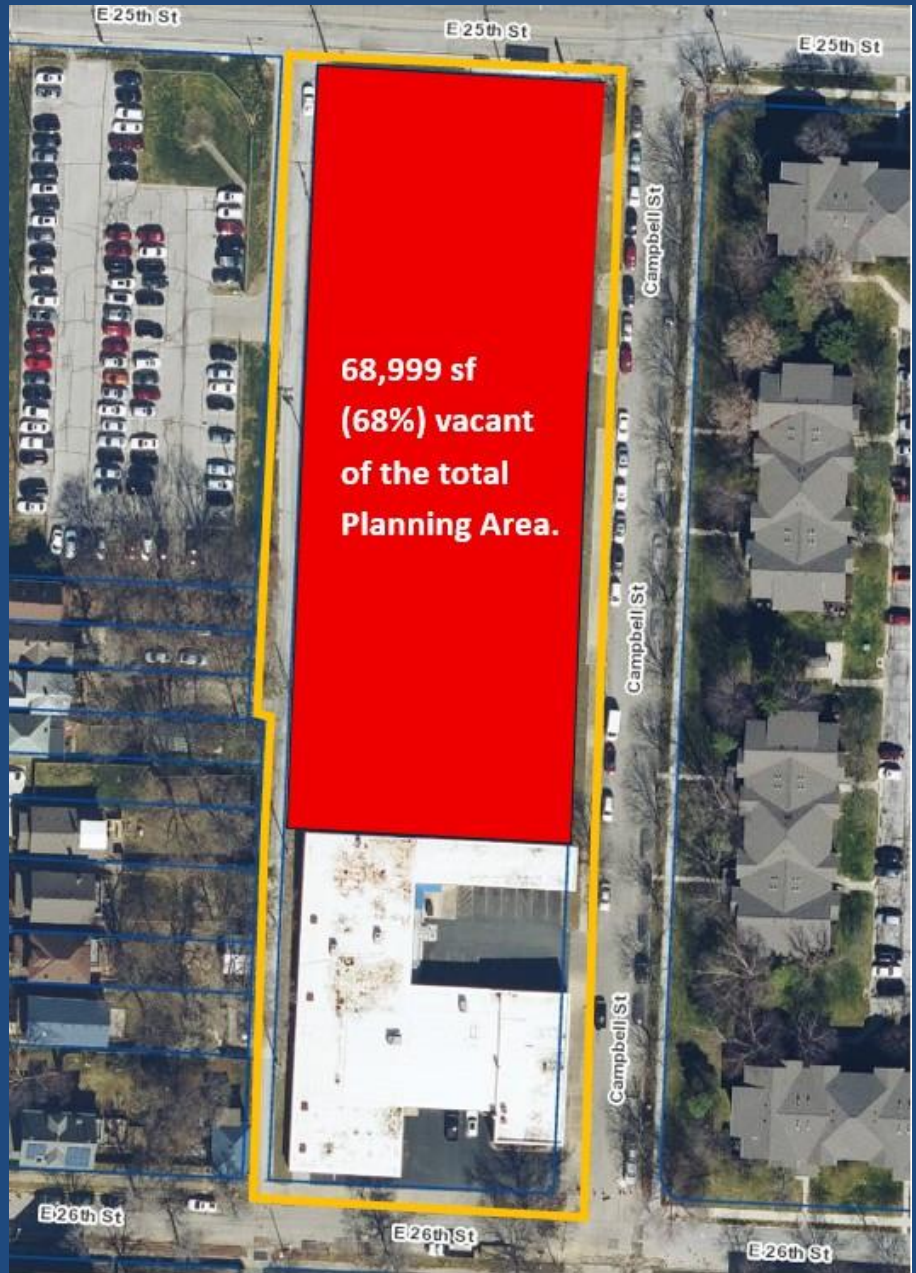
Existing Conditions

- 3 parcels.
- 2 owners
- Under-utilized, vacant.
- Buildings on Parcels 1 & 2 demolished in 2004.



Existing Conditions

- 68,999 sf (68%) vacant.
- Under-utilized, vacant since 2004.
- Parcel 3 is a multi-tenant commercial building.



Existing Zoning:

- M1-5

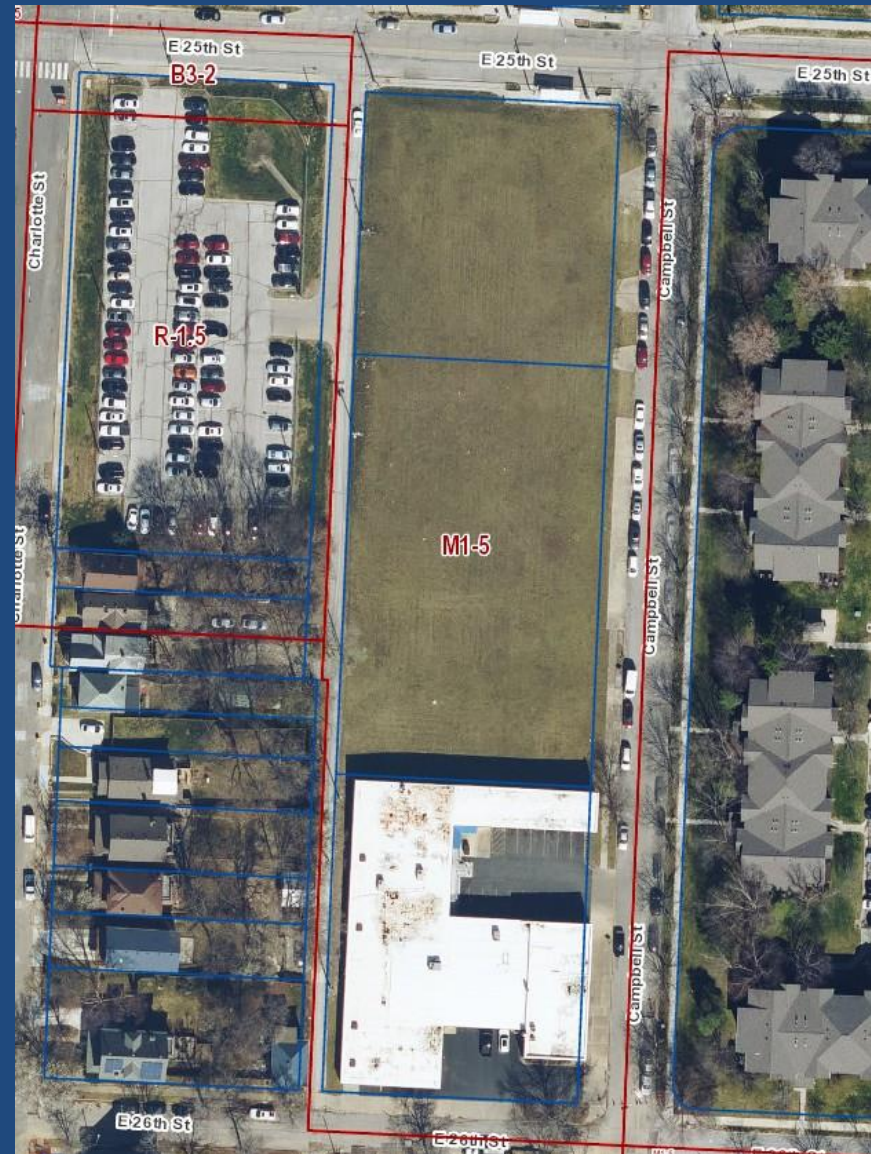
Proposed Zoning:

- Same

Design Guidelines:

- Greater Downtown
Area Plan

Standard PIEA Benefits are anticipated.



Proposed Projects:

The redevelopment of property within the Planning Area contemplates the following:

- Development proposal largely includes development of all vacant property (68,999 square feet) into mixed-income residential units.
- 144 new multi-family units.
 - 29 units oriented towards households less than 60% AMI.
 - Average unit rent is 80% AMI.
- Total development budget is estimated to be approximately \$34+MM.
- Development is estimated to generate approximately 64 construction jobs.
 - Approximate annual construction payroll estimated at \$4,160,000.
- Development is estimated to generate approximately 4 FTE jobs upon completion.



Difficulty and Cost of Construction

- The majority of the Planning Area has been vacant and/or underutilized for approximately 21+ years.
- Significant Environmental problems relating to Parcels 1 & 2.
- Potentially inadequate sub-surface soils would inhibit future construction leading to higher development cost.
 - Soils potentially contains a mix of demolition debris, gravel, concrete fragments, brick fragments, from former buildings located on site.
 - Confirmed by City Staff.

Statutory Definition

Chapter 100 of the Missouri Revised Statutes entitled *“Industrial Development”* allows for the creation of “The Planned Industrial Expansion Authority” within a city and empowers the authority to submit general redevelopment plans to the city. However, “an authority shall not prepare a plan for a project area unless the governing body of the city has declared, by resolution or ordinance, the area to be blighted, Insanitary or undeveloped industrial area in need of industrial development” (RSMo Ch. 100.400.1 (2)).

Statutory Definition

“Undeveloped Industrial Area” shall mean any area which by reason of defective and inadequate street layout or location physical improvements, obsolescence and inadequate subdivision and platting contains vacant parcels of land not used economically; contains old, decaying, obsolete buildings, plants, structures; contains buildings, plants and structures whose operation is not economically feasible; contains intermittent commercial and industrial structures in a primarily industrial area; or contains insufficient space for the expansion and efficient use of land for industrial plants amounting to conditions which retard economic or social growth, or economic wastes and social liabilities and represent an inability to pay reasonable taxes to the detriment and injury to the public health, safety, morals and welfare. (RSMo Sec. 100.310 (18)).

Test:

Undeveloped Industrial Area

This analysis is effectively a two part test. For the first part of the test, analysis requires a finding that the Planning Area, as a whole, is occasioned by any of the following factors.

- Factor 1: Defective or inadequate street layout, or location of physical improvements, obsolescence and inadequate subdivision and platting or contains vacant parcels of land not used economically,
- Factor 2: Any area which contains old, decaying, obsolete buildings, plants and structures,
- Factor 3: Any area which contains buildings, plants and structures whose operation is not economically feasible.
- Factor 4: Any area which contains intermittent commercial and industrial structures in a primarily industrial or commercial area.
- Factor 5: Any area which contains insufficient space for the expansion and efficient use of land for industrial plants or commercial areas.

Test (continued):

The second part of the “two-part test” requires that any of the previous factors or combination of factors:

Causation 1: Retards economic or social growth, or

Causation 2: Creates economic waste or social liabilities.

Summary

Qualifying Contributing Factors: “Undeveloped Industrial Area” <i>Note: The presence of any one of the five factors listed below is sufficient to support a determination that the Planning Area qualifies as an “Undeveloped Industrial Area.”</i>	Present
Factor 1 By reason of defective or inadequate street layout or location of physical improvements, obsolescence and inadequate subdivision and platting contains parcels of land not used economically	YES
Factor 2 Contains old, decaying, obsolete buildings, plants and structures	NO
Factor 3 Contains buildings, plants and structures whose operation is not economically feasible	NO
Factor 4 Contains intermittent commercial and industrial structures in a primary industrial area	NO
Factor 5 Contains insufficient space for the expansion and efficient use of land for industrial plants	NO
Cause 1 Presence of conditions which retard economic or social growth	YES
Cause 2 Presence of conditions which create economic waste and social liabilities and represent an inability to pay reasonable taxes to the detriment and injury to the public health, safety, morals and welfare.	YES

Factor 1: Any area which by reason of defective and inadequate street layout or location of physical improvements, obsolescence and inadequate subdivision and platting contains vacant parcels of land not used economically.

- Existing significant vacancy / underutilization.
 - 68,900 square feet of vacant land. (vacant since 2004)
- Environmental.
- Inadequate sub-surface conditions.
 - Former structure demolition impacts.
 - Confirmed via testing and City Staff.



Factor 1



Factor 1



Factor 1



Factor 1

Factor 1: Environmental

Numerous reports & assessments:

1. Phase I Environmental Site Assessment, Completed by Hew Horizons, February 2025
2. Environmental Covenant, City of Kansas City, December 2023.
3. Missouri Department of Natural Resources, Soil Management Plan, 2023.
4. Soil Management Plan, Blackstone Environmental, August 2022.
5. Site Assessment, Blackstone Environmental, January 2021.
6. Phase I Environmental Site Assessment, Burns & McDonnell, August 2019.
7. Missouri Department of Natural Resources, Risk-Based Corrective Action Technical Guidance, April 2006.
8. Corrective Action Plan (CAP), FINEnvironmental Consulting Engineers, July 2001.
9. UST Removal Activity Report, Kingston Environmental Services, January 1999.
10. Missouri Department of Natural Resources, Water Quality Assessment, 1997.
11. Site Characterization Study, FINEnvironmental Consulting Engineers, August 1997.
12. Hospital Hill ATA Off-Site Property, Environmental Assessment, FINEnvironmental, December 1995.

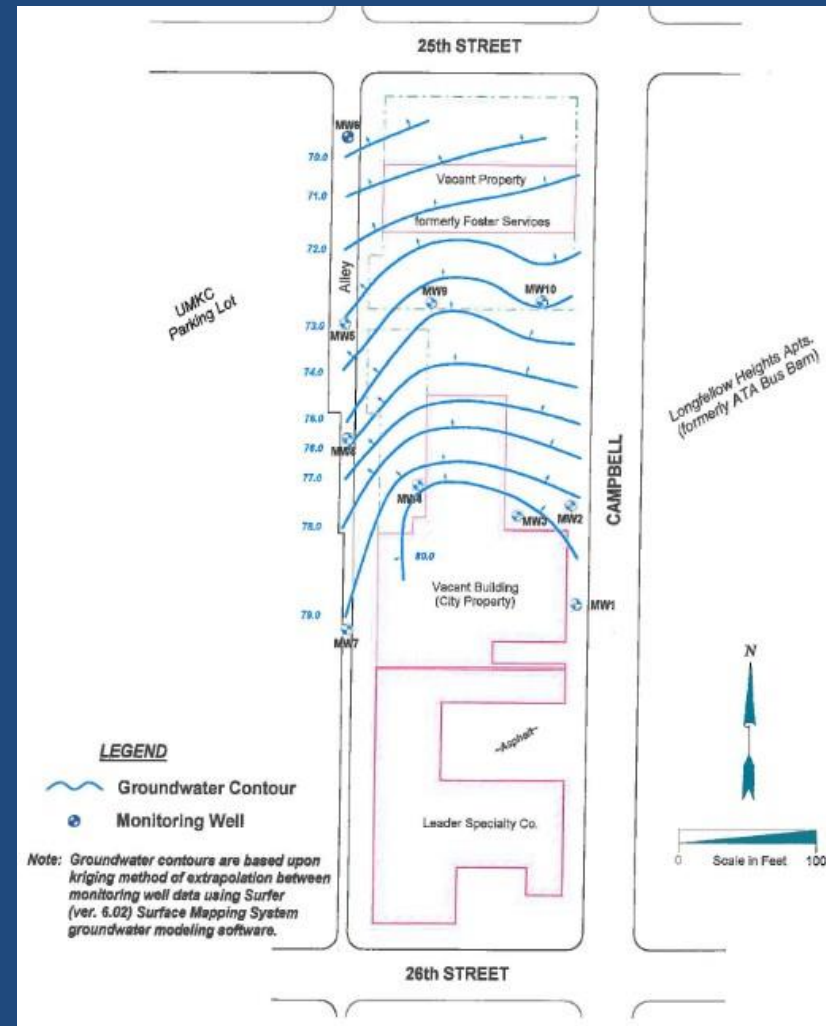
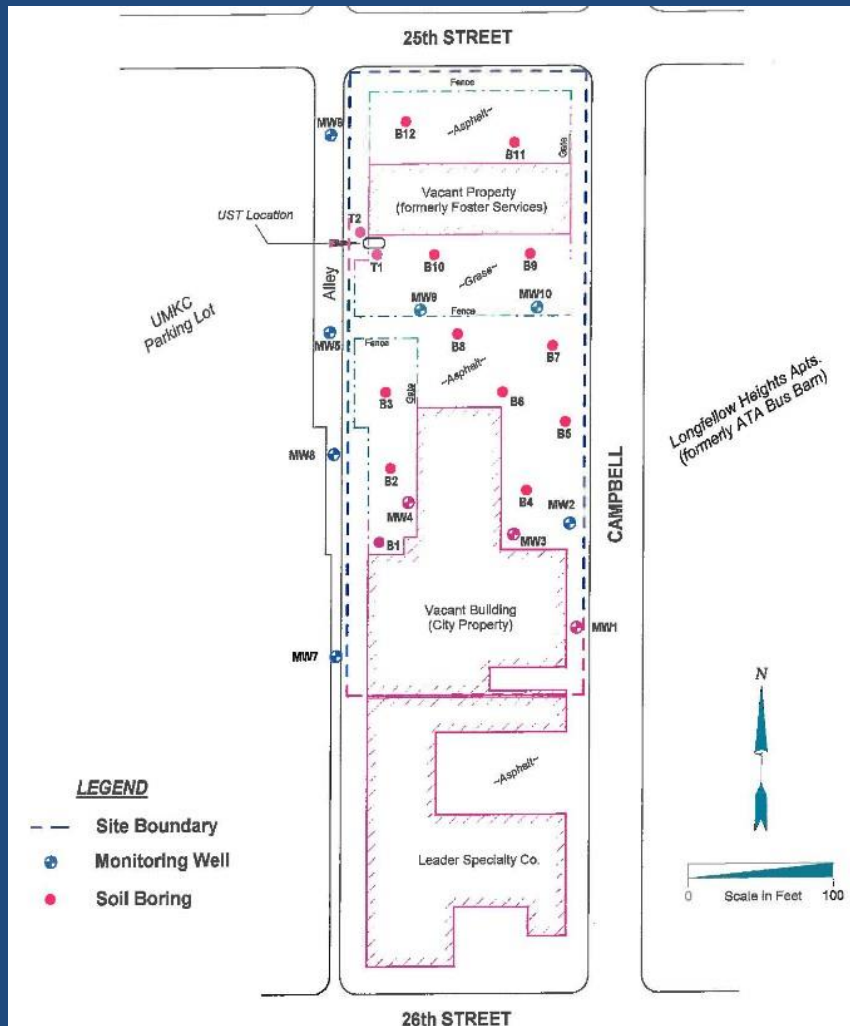
Factor 1: Environmental

Analysis included: soil sampling, ground water sampling, monitor well installation.

Parcels 1 & 2 are impacted by (both soil & groundwater):

- **Lead**
- **Polycyclic aromatic hydrocarbons (PAHs)**
- **Petroleum Hydrocarbons**
- **Heavy Metals**
- **All are considered to be cancer-causing chemicals.**
- **18" soil blanket overlay.**
- **Land use restriction in place.**

Factor 1



Previous soil sampling locations (23 in total).

Part Two

The second part of the “two-part test” requires that any of the previous factors or combination of factors:

Causation 1: Retards Economic or Social Growth,

Causation 2: Creates Economic waste or Social Liabilities

Part Two: Causation 1 - Retards Economic or Social Growth.

- Development of all vacant, under-utilized parcels.
- Redevelopment of all vacant property (68,900 square feet) into mixed-income residential units.
- Total development budget is estimated to be approximately \$34+MM.
- Development is estimated to generate approximately 64 construction jobs.
 - Approximate annual construction payroll estimated at \$4,160,000.
- Development is estimated to generate approximately 4 FTE jobs upon completion.
- New E-tax on employment.
- New E-tax on residents.
- New utility taxes on improvements.

Causation 2: Creates Economic waste or Social Liabilities.

- Development of all vacant, under-utilized parcels,
- Estimated total project development budget: \$34+MM.
- Redevelopment of 68,900 square feet of vacant, under-utilized property.
- Estimated job creation: 64 construction jobs.
- Estimated job creation: estimated a 4.
- Increase in Tax Revenue.
- Increase in Earning Tax Revenue increase.

Summary

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Factor 4 Contains intermittent commercial and industrial structures in a primary industrial area	NO
Factor 5 Contains insufficient space for the expansion and efficient use of land for industrial plants	NO
Cause 1 Presence of conditions which retard economic or social growth	YES
Cause 2 Presence of conditions which create economic waste and social liabilities and represent an inability to pay reasonable taxes to the detriment and injury to the public health, safety, morals and welfare.	YES

Summary

As determined in our analysis, it is our opinion that the Planning Area qualifies under Section 100.310 (18) of the Revised Statutes of Missouri. We have reached this opinion based on the current condition of the Planning Area, existing conditions of improvements, the current condition of the building infrastructure in the area, and the potential redevelopment opportunities existing for the area.

In our opinion, as it presently exists, the Planning Area, taken as a whole, meets the statutory definition of a “undeveloped industrial area” as defined by the definition in 100.310 (18) of the Revised Statues of Missouri.

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