

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220974

Ordinance Number

Brief Title

Approving the plat of Blue River Commerce Center Fourth Plat, an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 15.25 acres generally located at the northeast corner of E. Bannister Road and Troost Avenue, creating 2 lots and 1 tract.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Port Authority of Kansas City, Missouri, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 1 lot industrial subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide</p> <p>Council District(s) 5(JA) Barnes, Parks-Shaw</p> <p>Other districts (school, etc.) Center 120</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>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.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Port Authority of Kansas City, Missouri</p> <p>City Department City Planning and Development</p> <p>Other</p>
<p>Opponents</p>	<p>Groups or Individuals None Known</p> <p>Basis of Opposition</p>	
<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>	
<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission March 15, 2022</p> <p><input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>	
<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>	

Details

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Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This is the third plat within this Blue River Commerce Center development. This plat proposes one lot which is about 15.25 acres. The lots will house the buildings for manufacturing, warehousing and distribution facility. The developed lots will increase the tax base for the City and improve the aesthetics of the site.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: October 25, 2022

Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2022-00007

