

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

Ordinance Number

Brief Title

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

Specific Address Approximately 23.52 acres generally located at the northeast corner of E. Bannister Road and Troost Avenue, creating 1 lot.	Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development
Reason for Project This final plat application was initiated by NP Bannister Industrial, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a manufacturing, warehousing and distribution facility.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 4(JA) Barnes Parks-Shaw Other districts (school, etc.) Center School 120
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. CONTROLLING CASE 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	Applicants / Proponents Applicant(s) NP Bannister Industrial. LLC City Department City Planning and Development Other
	Opponents Groups or Individuals None Known Basis of Opposition
	Staff Recommendation ☒ For ☐ Against Reason Against:
	Board or Commission Recommendation By: City Plan Commission March 3, 2021 ☐ Approval ☐ Denial ☒ Approval, with conditions
	Council Committee Actions ☐ Do Pass ☐ Do Pass (as amended) ☐ Committee Sub. ☐ Without Recommendation ☐ Hold ☐ Do not pass

Details

Policy / Program Impact

Policy or Program Change N/A	☒ No ☐ 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?	☒ Yes ☐ No

	How will this contribute to a sustainable Kansas City?	The approved UR plan also served as a preliminary plat. The plat approved 9 industrial lots and 5 tracts with access off E. Bannister Road and Troost Avenue. The plan approved internal network of private street to serve the proposed lots and provides utilities to each lot. The plan also proposes proper vacation of E. 95th Street and other existing streets within the development. Lot 1 has about 365 feet of frontage along E. Bannister Road and about 1,800 feet of frontage along Troost Avenue. This is the second plat within this Blue River Commerce Center development. This plat proposes one lot which is about 24 acres. Lot 2 will house the building 2, a 436,121 square foot manufacturing, warehousing and distribution facility. Written by Lucas Kaspar, PE
--	--	--

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: March 25, 2021

Reviewed by:
Lucas Kaspar, PE,
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2020-00046



Guillermo Lora	Martín Santoro
Mayor	City Clerk

\\StatePoint-Dropbox\01 Projects\Industrial\0350 Blue River Commerce Center (Kansas City, MO)\07 Survey\Bass Plot Plots2_2020-12-28.dwg