

Proposed KCI Intermodal PIEA Planning Area

PIEA

August 17, 2023: Approved Unanimous.

City Plan Commission

October 3, 2023: Approved Unanimous.

Neighborhood Planning and Development Committee

October 25, 2023

development initiatives

3965 W. 83rd Street

prairie village, ks 66208

Jim Potter, AICP

Planning Area

Undeveloped
Industrial Land

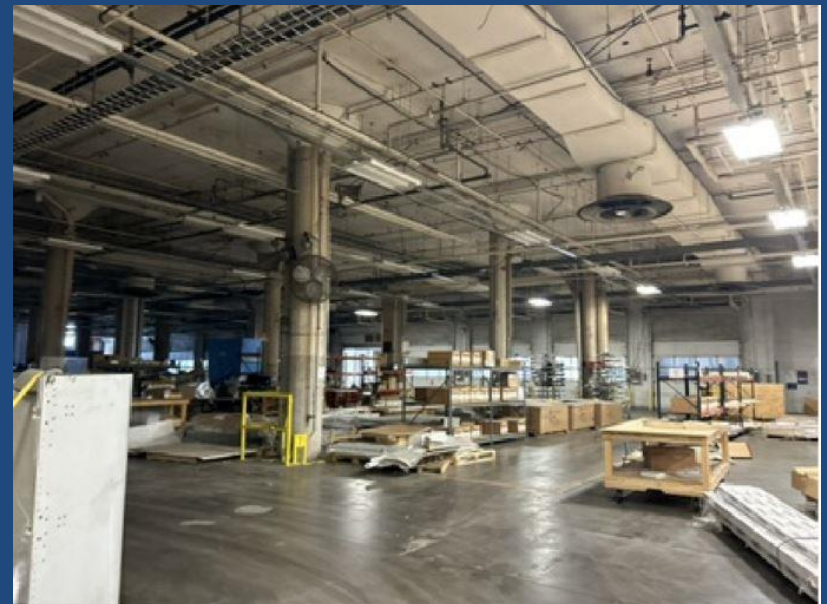
Planning Area
Size:
177,022,784 sf
or
4,063 acres.

Planning Area
Owners: 1



Existing Conditions

- Vacant, undeveloped Industrial land.
- Remaining locations overgrown with heavy, dense vegetation.
- No infrastructure in undeveloped portions of the Planning Area.
- Three (3) existing antiquated, out-dated facilities:
 - ATS Superhanger
 - Jet Midwest Building #1
 - Jet Midwest Building #2
 - Build 1956-1974. Avg age: 61yrs
 - Approx: 5,032,051 sf
 - 45.3% vacant.
 - Not designed for current industrial /manufacturing/distribution standards



Existing Conditions

- Vacant, undeveloped Industrial land.
- Approximately 11.3% of the Planning Area is currently developed. 88.6% is undeveloped.



Existing Conditions

- Vacant, undeveloped Industrial land.
- Portions of the Planning Area located within flood plain.



Proposed Projects:

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

KCI Intermodal Business Center-Phase II

- Development of all vacant, un-developed industrial parcels,
- Development and construction of three (3) industrial buildings,
- Development and construction of 1,276,910 square feet of distribution and light manufacturing facilities,
- Estimated total project development budget: \$117,715,173
- Estimated job creation following construction: 490-500.
- Estimated project start date: Spring 2024.
- Increase in Personal Property Tax Revenue: \$4,500,000 a 100% increase.
- Increase in annual Earning Tax Revenue: \$225,000.....100% Increase.
Assumes 500 FTE, \$45,000/yr salary.

Proposed Projects-Continued:

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

Solar Farm

- Development of vacant, un-developed industrial parcels into solar farm.
- Estimated total project budget: \$62,000,000.
- Size: 500 Megawatts (MW), could power 70,000 Kansas City households.
- Estimated Job creation unknown.



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 contains vacant parcels of land not use 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”	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	YES
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 physical improvements, obsolescence and inadequate subdivision and platting contains vacant parcels of land not used economically.

- Lack of vehicular connections (streets, road network) within Planning Area.
- Lack of pedestrian connectivity.
- Flood Plain Issues. Portions of Planning Area located in flood plain.
 - Increased development costs to bring to grade.
- Lack of utility connections (electrical).
- Lack of utility connections (water).
- Lack of utility connections (sanitary sewer & force main construction).
- Lack of utility connections (storm sewer).
- Deterioration of site improvements. Extreme excessive vegetation in undeveloped portions of the Planning Area.

Factor 1: Flood zone impact.



Factor 1



Factor 1



Factor 1



Factor 1

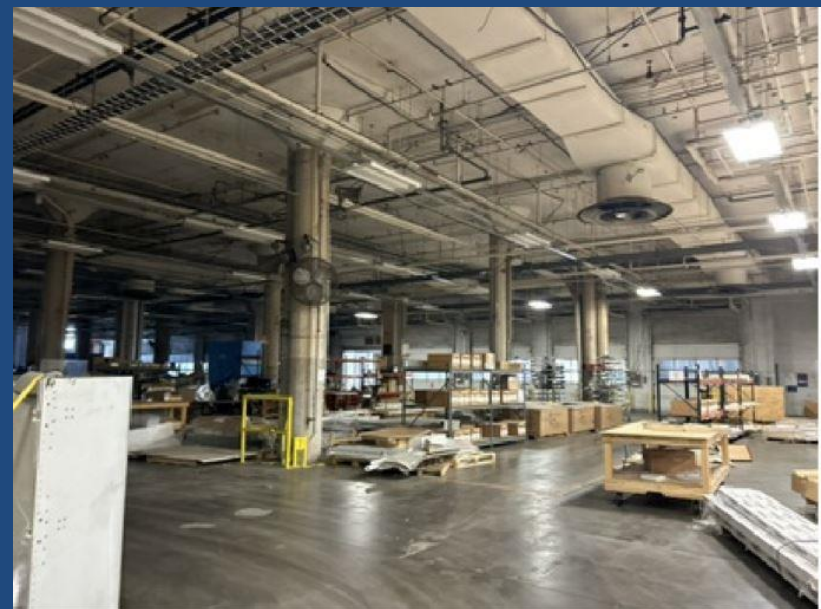


Factor 1



Factor 2: Any area which contains old, decaying, obsolete buildings, plants and structures.

- Vacant, undeveloped Industrial land.
- Three (3) existing antiquated, out-dated facilities:
 - ATS Superhanger
 - Jet Midwest Building #1
 - Jet Midwest Building #2
 - Build 1956-1974. Avg age: 61 yrs
 - Facilities approx: 5,032,051 sf
 - 45.3% vacant.
 - Not designed for current industrial /manufacturing/distribution



Factor 2



Factor 2



Factor 2



Factor 2



Factor 2



Factor 2



Factor 2



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, un-developed industrial parcels.

KCI Intermodal Business Center-Phase II

- Development of all vacant, un-developed industrial parcels,
- Development and construction of three (3) industrial buildings,
- Development and construction of 1,276,910 square feet of distribution and light manufacturing facilities,
- Estimated total project development budget: \$117,715,173
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- Increase in Personal Property Tax Revenue: \$4,500,000 a 100% increase.
- Increase in Earning Tax Revenue: \$225,000.....100% Increase
Assumes 500 FTE, \$45,000/yr salary.

Part Two:

Causation 1: Retards Economic or Social Growth: Continued.

- Development of all vacant, un-developed industrial parcels.

Solar Farm

- Development of vacant, un-developed industrial parcels into solar farm.
- Estimated total project budget: \$62,000,000.
- Size: 500 Megawatts (MW), could power 70,000 Kansas City households.
- Estimated Job creation unknown.

Causation 2: Creates Economic waste or Social Liabilities.

- Development of all vacant, un-developed industrial parcels,
- Estimated total project development budget: \$117,715,173.
- Development and construction of 1,276,910 square feet of distribution and light manufacturing facilities.
- Estimated job creation: 500 FTE.
- Increase in Personal Property Tax Revenue.
- Increase in Earning Tax Revenue increase.

Summary

Qualifying Contributing Factors: “Undeveloped Industrial Area”	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	YES
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

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 Statutes of Missouri.

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