

CITY PLANNING AND DEVELOPMENT

```
Project
CKS Packaging
Hearing Date January 5, 2021
Item Case Request
#5 CPC-2020-00153 Development Plan
Item Staff Recommendation(s)
#5 Approval with Conditions
Applicant
    Will Dubois
    Davidson AE
Owner
    Name
        Location Generally located at the
                        northwest corner of NE 40th
                        Street and N. Kimball Drive.
            Area On about 15 acres
            Zoning M1-5
Council District
            County Clay
School District North Kansas City
```


## Surrounding Land Uses

North: Transport America, zoned M1-5.
East: Pomp's Tire, zoned M1-5.
South: Heartland Sheets, zoned M1-5.
West: agricultural farmland, zoned M1-5.
All Directions: industrial uses zoned M1-5.
Land Use Plan
The River Front Industrial Area Plan recommends Industrial land uses. The request conforms to this recommendation.

Major Street Plan
North Kimball and NE 40 ${ }^{\text {th }}$ Street are not classified by the Major Street Plan.

# CITY PLAN COMMISSION STAFF REPORT 

City of Kansas City, Missouri
Department of City Planning and Development
Development Management Division

414 E 12 ${ }^{\text {th }}$ Street, $15^{\text {th }}$ Floor
Kansas City, Missouri 64108 www.kcmo.org/planning

## APPROVAL PROCESS



## PUBLIC HEARING REQUIRED

Yes
*Common City practices dictate the applicant post a Public Hearing sign on the property. This is a "courtesy notice" under section 88-515-04-C in the Zoning and Development Code and may be waived by the City Plan Commission. Due to the precautionary measures for Coronavirus/Covid-19 City Hall has been closed to the public. Therefore, this courtesy notice could not be created nor posted on the property.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED Notice of the public hearing was sent to surrounding properties within 300 feet.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public meeting on December 2, 2020, a summary of which is attached.

## SUMMARY OF REQUEST

Applicant is seeking approval of development plan in District M1-5.

## PURPOSE

Applicant is proposing of a development plan to allow for a building and parking lot addition which requires approval of the above-referenced requests.

## HISTORY

Case No. 8126-P-26 - Ordinance No. 050410 , passed by City Council on May 19, 2005, amended a previously approved preliminary development plan in District $M-2 a-p$, to allow office, industrial and commercial uses.

## CONTROLLING CASE

Case No. 8121-P-29 - Ordinance No. 090898, passed by City Council on November 19, 2009, amended a previously approved preliminary development plan on about 1,656 acres, in District M-2a-p, generally located on the north side of Highway 210 on both sides of E 40th Street to allow for existing and proposed office, industrial and commercial uses. (Current approved preliminary plan)


## EXISTING CONDITIONS

Northland Park is a 1,656 acre industrial park on the north side of Missouri Highway 210, east of the Village of Birmingham. More than three quarter of the area has been developed with a mix of office, warehouse and light industrial uses. Two public streets provide access into the area. On the west, N. Kimball Drive is bordered by about 15 small to mid-size buildings. To the east, N. Norfleet Road is bordered by larger users such as two FedEx properties and Musician's Friend. Both streets lead north to the Intermodal Triple Crown and KC Mixing Center sites, and are connected by NE 40th Street and NE 41st Street.

The project site is approximately 15 acres specifically located at the northwest corner of NE 40th Street and N. Kimball Drive. The parcel is platted as Lot of Northland Park. The site has about 900 feet of frontage on N. Kimball Drive and about 670 feet along NE 40th Street. Access to the site is two existing driveways off both streets. The building also has access to an existing railroad spur on the west side of the building. The city map shows a regulated stream going under the building.

## KEY POINTS

- Ordinance No. 51303 passed by City Council on March 7, 1980, rezoned about 2,200 acres from District RA to District M2ap.
- Northland Park is a 1,656 acre industrial park on the north side of Highway 210 east of the Village of Birmingham.
- Within the Bermingham Levee District.
- The current development plan approved by Ordinance No. 090898, passed by City Council on November 19, 2009, allows for up to 2.3 million square foot of office, warehouse industrial development in 6 phases.
- The developer is proposing a $60 \%$ building addition to the existing facility.
- The city map shows a regulated stream going under the building.


## PLAN REVIEW

The applicant is requesting approval of a development plan in District M1-5 (Manufacturing 1 dash 5), to allow for a $143,462,000$ square foot of addition to the existing 102,392 square foot office/ warehouse facility. The project plan is proposing a single story warehouse addition to the existing building. The parcels are currently Lots 8 A \& B of Northland Park. The building addition is proposed to be constructed of white metal panels to match the existing building. Staff recommends that the addition march the existing building in color and tone.

## Requested Deviations

None

## Boulevard and Parkway Standards (88-323)

The standards are not applicable because this project is not within 150 feet of a boulevard or parkway.
Parkland Dedication (88-408)
No residential uses are proposed therefore parkland dedication is not required.

## Parking and Loading Standards (88-420)

The plan shows 114 parking spaces which is in excess of the 37 parking spaces required by the Zoning and Development Code. The plan also provides 23 dedicated truck parking spaces along NE 40th Street. This parking proposed along a public right of way must be properly screened per 88-425.
Subject to the recommended conditions/plan corrections, the applicant's request conforms to the applicable provisions of this section.

## Landscape and Screening Standards (88-425)

A landscape plan is required because this is a development plan. The applicant has submitted a preliminary landscape plan that only addresses the areas of the proposed additions. Staff recommends that the plan be revised to expand the proposed landscaping to the entire site and focus on screening the entire site. Perimeter vehicular use area landscaping is required because this is a development plan.
Internal vehicular use area landscaping is required because this is a development plan and the proposed addition is more than 10 parking spaces.
Street trees are not required because this is a development plan and the proposed addition is more than 10\%.

Staff recommends that the landscape plan be revised to provide the planting required by the code and the current approved Northland Park development plant plan as it relates to the screening of vehicular use area and loading docks adjacent to public right of way.
Subject to the recommended conditions/plan corrections, the applicant's request conforms to the applicable provisions of this section.

## Outdoor Lighting Standards (88-430)

A lighting plan is required because this is a development plan. A lighting plan has been provided which meets the requirement of the zoning and development code.
The applicant's request conforms to the applicable requirements of this section.

Sign Standards (88-445)
A sign plan is required because this is a development plan. A sign plan has not been submitted. A sign plan must be submitted or a note be placed on the plan that states that signage shall meet the requirement of 88445 in its entirety.

## Pedestrian Standards (88-450)

The standards of this section do not apply because this is a development plan. The applicant is required to provide sidewalk along the frontage of the development.
Subject to the recommended conditions/plan corrections, the applicant's request conforms to the applicable provisions of this section.

PLAN ANALYSIS
In order to be approved, the plan must comply with all of the following criteria:
88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.
The plan complies with the zoning and development code and the River Front Industrial Area Plan recommendations subject to the corrections recommended by staff.

88-516-05-B. The proposed use must be allowed in the district in which it is located.
The proposed us is a permitted use in the M1-5 zoning district.
88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site, must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways. The proposed plan meets this criteria.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.
Staff recommends that sidewalks be installed along public streets to meet this criteria.
88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.
The plan provides for adequate utilities subject to the approval of Water Services Department.
88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.
The proposed building addition will match the existing building in material and color.
88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.
Staff recommends that the applicant submit a revised landscape plan that effectively provides the necessary street trees and screening of vehicular use areas and loading docks per code and the Northland Park Standards.

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.
The plan is compliant.
88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.
The parcel is currently farmed with crops. There are no trees on the site.

City Planning and Development Staff recommends approval subject to the following conditions based on the application, plans, and documents provided for review prior to the hearing:

1. That plans, revised as noted below, are submitted and accepted by the following staff prior to ordinance request:
The following are recommended by the Development Management Division of the City Planning and Development Department. For questions, contact staff name at Olofu.agbajil@kcmo.org.
a. Revise title of plan to read "Development Plan".
b. Consider relocating some of the proposed landscape plantings within the site to cover the public right of way per staff approval. That the landscape plan be revised to address the following:
i. Provide street trees in compliance with 88-425-03.
ii. Provide perimeter landscaping of vehicular use areas in compliance with 88-425-05. All parking and areas must be screened.
iii. Provide additional landscape with berms to screen the loading docks along N. Kimball as required by the zoning and development code and the Northland Park plan.
c. Revise plan to provide $50 \%$ of the required short term and long term bicycle parking.
d. Call out any request for waiver, deviation and modification to the subdivision regulations.
e. Call out any request for deferment or desire to post bonds in lieu of constructions of public improvements.
f. A signage plan for this development as required by Chapter $88-445-10$ or a note on the face of the plan that signage shall comply with 88-445.

The following are recommended by theDevelopment Management Division of the City Planning and Development Department. For questions, contact staff name at Olofu.agbajil@kcmo.org.
2. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.

The following are recommended by the Land Development Division. For questions, contact Stacey Lowe at Stacey.lowe@kcmo.org.
4. That the west half of N Kimball Drive shall be improved to Commercial Collector standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.
5. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
6. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section $88-415$ requirements. The final stream buffer plan will not be approved for permitting until the waiver has been approved by City Council.
7. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
8. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
9. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
10. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
11. That the north half of NE 40th Street shall be improved to Commercial Collector standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.
12. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
13. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
14. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
15. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy.

The following are recommended by the Water Services Department. For questions, contact Heather Massey at heather.massey@kcmo.org.
16. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.

The following are recommended by the Water Services Department. For questions, contact Jerald Windsor at Jerald.windsor@kcmo.org.
17. The developer shall follow the KCMO Rules and Regulations for domestic water and fire service lines.

The following are recommended by the Water Services Department. For questions, contact Robert Davis at Robert.davis@kcmo.org.
18. The developer must approval from Birmingha, Levee District prior to issuance of building permit.

The following are recommended by the Kansas City Fire Department. For questions, contact Michael Schroeder at Michael.schroeder@kcmo.org.
19. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
20. Fire hydrant distribution shall follow IFC-2018 Table C102.1
21. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC2018 § 501.4 and 3310.1 ; NFPA 241-2013 § 7.5.5)
22. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
23. The expectation is the project will meet the fire flow requirements as set forth in Appendix $B$ of the International Fire Code 2018. (IFC-2018 § 507.1)

Respectfully Submitted,


Olofu Agbaji
Planner

## Meeting Sign-In Sheet

## Project Name and Address

CKS Expansion

4000 N Kimball Dr. Kansas City, MO

| Name | Address | Phone | Email |
| :--- | :--- | :--- | :--- |
| Will Dubois | 4301 Indian Creek Pkwy <br> Overland Park KS, 66207 | 913.451 .9390 | will@davidsonae.com |
| Kelly Dean | 4100 N Kimball Drive <br> Kansas City, MO 64161 | 651.688 .4568 | kelly.dean@transportamerica.com |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |

CITY PLANNING

## Public Meeting Summary Form

## Project Case \# CD-CPC-2020-00153

Meeting Date: Dec. 2, 2020

Meeting Location: Hosted Virtually

Meeting Time (include start and end time): 8:00-8:30am

Additional Comments (optional):
Will Dubois opened the meeting by giving a summary of the project.
Kelly Dean representing Transport America stated they only had one question- was
a new access drive onto Kimball planned, which Will Dubois confirmed was the case on the NE corner of the site.

There were no other participants or questions.


困 2 Vicinity Map


## A building expansion for

CKS Packaging


图 1 Location Map

## ,

Wity work kithin neit Missouri.
Eosion Control shall be per the Erosion ond Sediment Control Progrom Morual of the City of Konsas city, Missount

All traficic control in connection with constuction in the right-of-woy shall be in conformance with the Monual of Uniform Troffic Control
Contiractor sholl be required to provide a stabiized construction entrance to prevent mud from being deposited onto odjicent rood.
eocentractor shall be responsible for obtaining ill required permits, poying oll tees, ond othermse complying with all opplicable regulations


The controctor shall sod all disturbed oreas within the pubicic street right-of-woy.
Poving shall conform to the soils report, ond these drowings, any identified discrereoncies shall be brought to the ottention of the engineer.
Contractor sholl provide 48 -hour notificaction to the city engineering division to schedule al required inspections.

Arrigt- of-woy work permit ond/or street excouvtions permit shall be obtained by the controctor to complete all titity work within the public
street





Civil Engineer:



Owner Informotion

acceman
Utility Notes

- Bundary intormotion existinn utitites ond topogrophic feetures shown ore bosed on
 The controctor shall be responsible for







## Legol description:







davidson




