



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

June 1, 2021

Project Name
I-49 Industrial Center

Docket #4 Request

.1 - CD-CPC-2020-00074 - Development Plan.
.2 - CD-CPC-2020-00181 – Council Approved Signage Plan.

Applicants

Powell Minnis/ Will Dubois
Davidson Architecture & Engineering.

Owners

Platform Ventures

Location	Generally located at SEC of Botts Rd and M-150 Hwy.
Area	About 109 acres
Zoning	M1-5
Council District	6 th
County	Jackson
School District	Grandview 130

Surrounding Land Uses

North: zoned M2-2/ M3-5, undeveloped land and M-150 ROW.

South: zoned M1-5, Industrial uses.

East: zoned M1-5, Industrial uses.

West: zoned M1-5, Industrial uses and undeveloped land.

Major Street Plan

The City's Major Street Plan classifies Botts Road as Thoroughfare with 4 Through lanes. Missouri Route 150 is classified as a freeway.

Land Use Plan

The Martin City Area Plan recommends Industrial land use for the subject property. The request conforms to this recommendation.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject property does not lie within any registered neighborhood or civic organization therefore none were 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 June 4th, 2020, a summary of which is attached.

EXISTING CONDITIONS

The project site is an undeveloped 100 acres tract of land generally located at the southeast corner of MO Route 150 and Botts Road. The project is within the CenterPoint Intermodal Facilities. Botts Road at this location is elevated over 150 Hwy with on and off ramps. Andrews Road located approximately 2,000 feet west of I-49 serves as a second access to the development.

SUMMARY OF REQUEST

The applicant is seeking approval of a Development Plan allow for 2 industrial manufacturing warehouse and distribution buildings, and a Council Approved Signage Plan on about 100 acres of undeveloped land within the CenterPoint Intermodal Facility.

PURPOSE

Applicant is proposing 2 large buildings totaling over 1.3 million square feet, and a Council Approved Signage Plan which requires approval of the above- referenced requests.

PROFESSIONAL STAFF RECOMMENDATION

City Planning and Development staff recommends continuance to June 15, 2021, without a fee to allow further discussion regarding alternatives to the proposed plan.

Respectfully Submitted,

Olofu Agbaji
Planner