



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

January 23, 2024

**Project Name**  
Blue River Commerce Center 5<sup>th</sup> Plat

**Docket #C3**

**Request**  
CLD-FnPlat-2023-00030  
Final Plat

**Applicant**  
Melissa DeGonia  
Northpoint Development

**Location** 1900 E 92<sup>nd</sup> Street  
**Area** About 20 acres  
**Zoning** UR  
**Council District** 5<sup>th</sup>  
**County** Jackson  
**School District** Center 120

**Surrounding Land Uses**

**North:** Industrial, zoned UR  
**South:** Industrial, zoned UR  
**East:** Industrial, zoned M3-5  
**West:** Industrial, zoned UR

**Major Street Plan**

The City's Major Street Plan does not identify any streets at this location

**Land Use Plan**

The Red Bridge Area Plan recommends Light Industrial uses for the subject property.

**APPROVAL PROCESS**



**PROJECT TIMELINE**

The application for the subject request was filed on December 8, 2023. Scheduling deviations from 2024 Cycle 1.2 have occurred.

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

A public hearing notification is not required for Final Plats therefore notice is not sent.

**REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-505-12 does not apply to this request.

**EXISTING CONDITIONS**

The subject site is currently undeveloped. It is within the existing Blue River Commerce Center Urban Redevelopment Site. It is the former site of The Bannister Federal Complex. There is no associated regulated stream with the subject site.

**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a Final Plat in District UR on about 20 acres generally located at the northeast corner of Troost Avenue and East Bannister Road within the Blue River Commerce Center Development, allowing for the creation of four lots and one tract.

**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.

**PROFESSIONAL STAFF RECOMMENDATION**

Docket #C3 Recommendation: **Approval Subject to Conditions**

**RELEVANT CASES**

**Case No. CD-AA-2023-00334-** An application is under review to amend the Blue River Commerce Center to allow for reconfigured lot lines and outdoor storage within the 5<sup>th</sup> Plat.

**Case No. CD- FnPlat-2020-00026– Blue River Commerce Center 1<sup>st</sup> Plat-** On January 19, 2021, City Planning Commission recommended approve a final plat in District UR (Urban Redevelopment) creating one lot and one tract on about 30 acres generally located at the northeast corner of E. Bannister Road and Troost Avenue.

**Case No. CD- FnPlat-2020-00046– Blue River Commerce Center 2<sup>nd</sup> Plat-** On March 2, 2021, City Planning Commission recommended approval of a final plat in District UR (Urban Redevelopment) creating one lot on about 24 acres generally located at the northeast corner of E. Bannister Road and Troost Avenue.

**Case No. CLD-FnPlat-2021-00066– Blue River Commerce Center 3<sup>rd</sup> Plat-** On February 16, 2022, City Planning Commission recommended approval of a final plat in District UR (Urban Redevelopment) creating two lots on about 64 acres generally located at the northeast corner of E. Bannister Road and Troost Avenue.

**Case No. CLD-FnPlat-2021-00066– Blue River Commerce Center 4<sup>th</sup> Plat-** On March 15, 2022, City Planning Commission recommended approval of a final plat in District UR (Urban Redevelopment) creating 9 lots on about 64 acres generally located at the northeast corner of E. Bannister Road and Troost Avenue.

**PLAT REVIEW**

The request is to consider approval of a Final Plat in District UR on about 20 acres generally located at the northeast corner of Troost Avenue and East Bannister Road within the Blue River Commerce Center Development creating four (4) lots and one (1) tract to allow for an industrial development. This use was approved in Case No. CD-CPC-2019-00228 which served as the Preliminary Plat and amended under Case CD-AA-2023-00336. The controlling plan proposed to develop an industrial/warehouse development on the former Bannister Federal Complex Site. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-260 of the Zoning and Development Code.

**PLAT ANALYSIS**

**\*indicates adjustment/deviation requested**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-260)	Yes	Yes	Proposed plan is in conformance with the controlling plan and all amendments.
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		

**APPROVAL CRITERIA**

**No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.**

The request Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

**ATTACHMENTS**

1. Conditions Report
2. Applicants Submittal

**PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Matthew Barnes', with a large, stylized flourish at the end.

Matthew Barnes  
Planner



## Plan Conditions

Report Date: January 17, 2024

Case Number: CLD-FnPlat-2023-00030

Project: Blue River Commerce Center 5th Plat

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*Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.*

1. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
2. That prior to submitting documents for final approval the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the revised City Signature Block and insert Case No. CLD-FnPlat-2023-00030.
3. That prior to submitting documents for final approval the applicant ensure that the Title Report is current within 90 days or submits an updated Title Report.

*Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

4. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
5. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
6. 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.
7. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
8. The developer shall 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 shall 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.

*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

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 and KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
11. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Land Development Division and KC Water, prior to recording the plat.

# BLUE RIVER COMMERCE CENTER FIFTH PLAT

A Subdivision in the South Half of Section 21 and  
the North Half of Section 28, Township 48 North, Range 33 West  
Kansas City, Jackson County, Missouri

## PLAT DEDICATION:

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown hereon, which subdivision and plat shall hereafter be known as BLUE RIVER COMMERCE CENTER FIFTH PLAT

IN WITNESS WHEREOF:

BANNISTER TRANSFORMATION & DEVELOPMENT LLC, has caused these presents to be executed this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

State of Missouri County of Jackson SS:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a notary public in and for the county and state aforesaid, came \_\_\_\_\_ of BANNISTER TRANSFORMATION & DEVELOPMENT LLC, and that said acknowledged said instrument to be the free act and deed of said BANNISTER TRANSFORMATION & DEVELOPMENT LLC.

I have hereunto set my hand and affixed my notarial seal in the date herein last above written.

My commission expires: \_\_\_\_\_

Notary Public

AND

NP Bannister Land Holdings, LLC, a Missouri limited liability company, has caused these presents to be executed this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

NP Bannister Land Holdings, LLC, a Missouri limited liability company, By: NPD Management, LLC, its Manager

Nathaniel Hagedorn Manager

State of Missouri County of Jackson SS:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a notary public in and for the county and state aforesaid, came Nathaniel Hagedorn, Manager of NPD Management, LLC, the Manager of NP Bannister Land Holdings, LLC, and that said Nathaniel Hagedorn, acknowledged said instrument to be the free act and deed of said limited liability company.

I have hereunto set my hand and affixed my notarial seal in the date herein last above written.

My commission expires: \_\_\_\_\_

Notary Public

CITY PLAN COMMISSION: PUBLIC WORKS:

Approved Date: \_\_\_\_\_ Case Number: \_\_\_\_\_ Michael J. Shaw Director

COUNCIL: This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. \_\_\_\_\_ duly authenticated as passed this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

Mayor City Clerk  
Quinton Lucas Marilyn Sanders

**ACCESS EASEMENT:** An access easement (A.E.) is being granted to Lots 7, 8, 9 and Tract C, Blue River Commerce Center Fifth Plat and prohibits the construction of buildings or structures (including fences and walls) that would interfere with such access.

**FLOODPLAIN:** The subject property is located in "ZONE X" according to the flood insurance rate map (FIRM) 29095C0379G, effective 1/20/2017.

**STREET DEDICATION AND GRADES:** There are no new streets being dedicated with this plat.

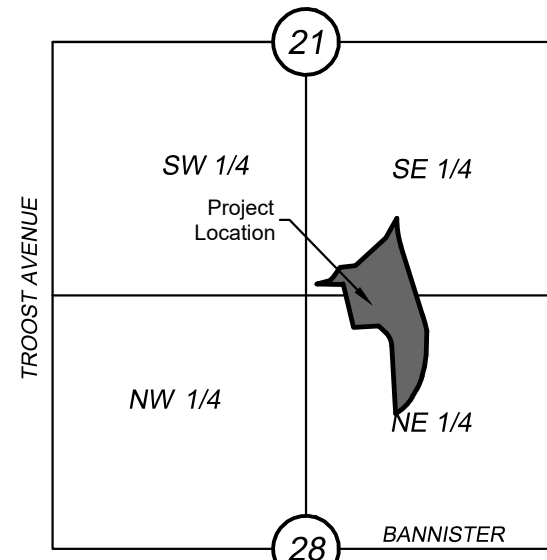
**GROUNDWATER EASEMENT:** A groundwater collection system easement (G.E.) for the mutual benefit this property and adjoining as defined in Instrument 2020E0102471, and amended in 2020E0125964 and 2020E0126351

**RIGHT OF ENTRANCE:** The right of entrance and egress in travel along street or drive within the boundaries of the property is hereby granted to the City for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither the City nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

**MAINTENANCE OF TRACTS:** Tract C is to be used for detention and shall be maintained by the owners of the lots, tracts and parcels shown within this plat pursuant to covenant to maintain storm water detention and BMP facilities recorded simultaneously with this plat.

**RESTRICTED ACCESS:** No direct vehicular access to Bannister Road is permitted for Lots 6, 7, 8, 9 and Tract C.

### LOCATION MAP

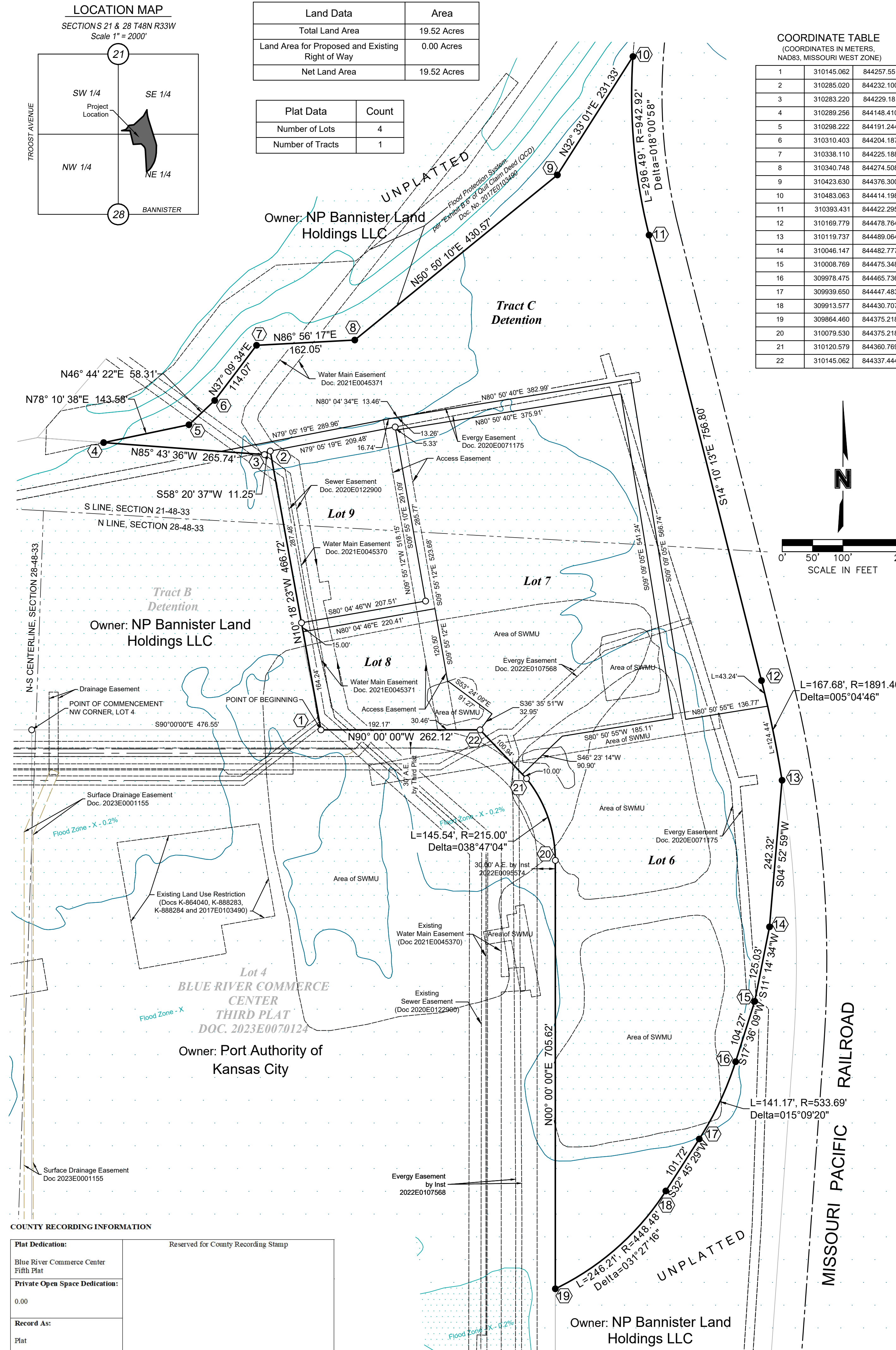


Land Data	Area
Total Land Area	19.52 Acres
Land Area for Proposed and Existing Right of Way	0.00 Acres
Net Land Area	19.52 Acres

Plat Data	Count
Number of Lots	4
Number of Tracts	1

### COORDINATE TABLE

Station	Coordinates in Meters, NAD83, Missouri West Zone
1	310145.062 844257.551
2	310285.020 844232.100
3	310283.220 844229.181
4	310289.256 844148.410
5	310298.222 844191.244
6	310310.403 844204.187
7	310338.110 844225.188
8	310340.748 844274.508
9	310423.630 844376.300
10	310483.063 844414.198
11	310393.431 844422.295
12	310189.779 844478.764
13	310119.737 844489.064
14	310046.147 844482.777
15	310008.769 844475.348
16	309978.475 844465.736
17	309939.650 844447.483
18	309913.577 844430.707
19	309864.460 844375.218
20	310079.530 844375.218
21	310120.579 844360.769
22	310145.062 844337.444



**Developer:**  
NorthPoint Development, LLC  
3315 North Oak Trafficway  
Kansas City, MO 64116

**Owner:**  
Lot 9 - Bannister Transformation and Development, LLC  
1301 Burlington Street, Suite 200  
North Kansas City, MO 64116  
Lot 6, 7, 8 and Tract C - NP Bannister Land Holdings, LLC  
3315 North Oak Trafficway  
Kansas City, MO 64116

Lot Names	Acres	Sq. Ft.
Lot 6	6.71	292,498
Lot 7	4.58	199,510
Lot 8	1.00	43,414
Lot 9	1.38	60,310
Tract C	5.85	254,741
Total	19.52	850,473

## Legal Description of Land Surveyed:

Part of the Southeast Quarter of Section 21 and the Northeast Quarter of Section 28, Township 48 North, Range 33 West of the Fifth Principal Meridian in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 4, BLUE RIVER COMMERCE CENTER THIRD PLAT, a subdivision in the City of Kansas City, Jackson County, Missouri;

Thence North 10°18'23" West, a distance of 466.72 feet;  
Thence South 58°20'37" West, a distance of 11.25 feet to a point on the North line of Tract B, said BLUE RIVER COMMERCE CENTER THIRD PLAT;  
Thence North 85°43'39" East, along said North line, a distance of 265.74 feet;  
Thence North 78°10'38" East, a distance of 143.58 feet;  
Thence North 46°44'22" East, a distance of 58.31 feet;  
Thence North 37°09'34" East, a distance of 114.07 feet;  
Thence North 86°56'17" East, a distance of 162.05 feet;  
Thence North 50°50'10" East, a distance of 430.57 feet;  
Thence North 32°33'01" East, a distance of 231.33 feet to a point of cusp on the West right of way line of Missouri Pacific Railroad, as now established, on a curve concave to the East having a radius of 942.92 feet and a central angle of 18°00'58" and being subtended by a chord which bears South 05°09'44" East 295.27 feet;

Thence Southerly along said West right of way line and said curve, a distance of 296.49 feet;  
Thence South 14°10'13" East, continuing along said West right of way line, tangent to said curve, a distance of 756.80 feet to the beginning of a curve tangent to said line;  
Thence Southerly, continuing along said West right of way line, a distance of 167.68 feet along the curve concave to the West, having a radius of 1891.40 feet and a central angle of 05°04'46";  
Thence South 04°52'59" West, a distance of 242.32 feet;  
Thence South 11°14'34" West, a distance of 125.03 feet;  
Thence South 17°36'09" West, a distance of 104.27 feet to the beginning of a curve tangent to said line;

Thence Southerly a distance of 141.17 feet along the curve concave to the Northwest, having a radius of 533.69 feet and a central angle of 15°09'20";  
Thence South 32°45'29" West tangent to said curve, a distance of 101.72 feet to the beginning of a curve tangent to said line;  
Thence Southwesterly a distance of 246.21 feet along the curve concave to the Northwest, having a radius of 448.48 feet and a central angle of 31°27'16" to a point of cusp on the East line of said Lot 4;

Thence North 00°00'00" East, along said East line, a distance of 705.62 feet to the beginning of a curve tangent to said line;  
Thence Northerly, continuing along said East line, a distance of 145.54 feet along the curve concave to the West, having a radius of 215.00 feet and a central angle of 38°47'04";  
Thence North 43°36'46" West, continuing along said East line, a distance of 110.94 feet to the Northeast corner of said Lot 4;  
Thence North 90°00'00" West, along the North line of said Lot 4, a distance of 262.12 feet to the true POINT OF BEGINNING.

Containing 850,473 square feet or 19.52 acres more or less.

Note: The bearings referenced in this description are based on Missouri State Plane Grid North. All distances and bearings herein are as surveyed and described by Jed A.M. Baughman, Missouri PLS 2014020708 on November 28, 2023.

## Survey Notes:

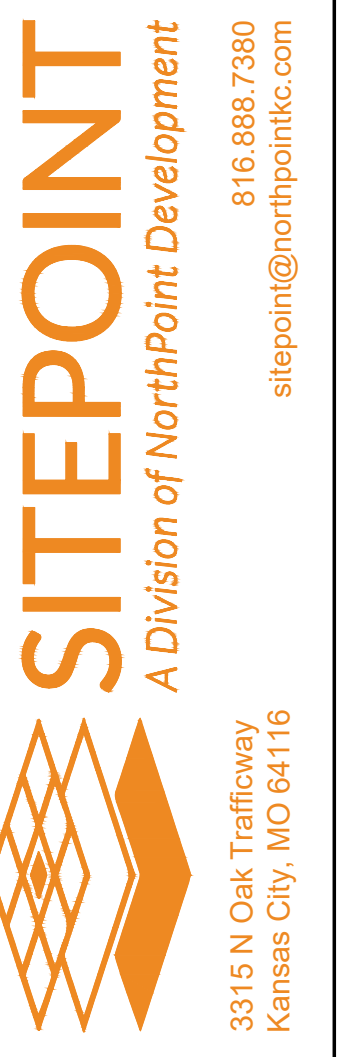
- This survey is based on the following prior surveys:
  - ALTA survey by Olsson dated November 4, 2019
  - Blue River Commerce Center First Plat
  - Blue River Commerce Center Second Plat
  - Blue River Commerce Center Third Plat
- Basis of Bearings: Grid North, Missouri West Zone, U.S. State Plane, NAD 83
- Coordinates are derived from differential GPS observations utilizing a primary control point local to the site. Primary control coordinates were calculated using the NGS web OPUS application to average vectors from CORS base stations DL2740, DM4676 and DN5836.
- The subject property shown on this survey is the same property that is described in First American Title Insurance Company File No. NCS-1181838-KCTY with an effective date of June 7, 2023 at 8:00 a.m.
- For the purposes of survey accuracies, this property was classified as "Urban".
- Areas of restricted use shown as "SWMU Area" hereon are affected by Land Use Restriction Notice, regarding hazardous waste and hazardous constituents, recorded as Document No. 2000K0065988.

LEGEND	
○	FOUND 5/8" REBAR W/ SP CAP
●	SET 5/8" REBAR W/ SP CAP

## Surveyors Certification:

I hereby certify, that the plat of BLUE RIVER COMMERCE CENTER FIFTH PLAT, a subdivision, is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, urban type property, as established by the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and the Department of Agriculture Land Survey Program of the State of Missouri. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Jed A.M. Baughman, PLS  
Professional Land Surveyor  
Number 2014020708 - State of Missouri  
Date:



NO.	REVISIONS/APPROVALS:
1	Revised per KCMO staff comments
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DATE CREATED:	DATE:
2023.12.04	2024.01.03

FINAL PLAT  
BLUE RIVER COMMERCE CENTER  
FIFTH PLAT  
KANSAS CITY, JACKSON COUNTY, MO

Certificate of Authority #: LS-2020017253

SHEET #:

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OF 001