

Docket #5

CD-CPC-2024-00025

Rezoning to UR

Foley Equipment
5701 E. 87th Street

4-16-2024

City Plan Commission



Site





View looking southeast from E. 87th Street



View looking southwest from E. 87th Street

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 130144

Approving an amendment to a previously approved preliminary plan in District UR on a 36.75 acre tract of land generally located at the southwest corner of 87th Street and I-435. (6743-UR-10)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

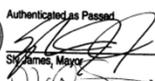
Section A. That an amendment to a previously approved preliminary plan in District UR (Urban Redevelopment District) on approximately a 36.75 acre tract of land generally located at the southwest corner of 87th Street and I-435, and more specifically described as follows:

A tract of land in the Southeast Quarter of Section 23 and the Southwest Quarter of Section 24, both in Township 48 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri, being bounded and described as follows: Beginning at the Northwest corner of the Southwest Quarter of said Section 24; thence South 86 degrees 59 minutes 19 seconds East, along the North line of said Southwest Quarter, 31.54 feet; thence South 02 degrees 14 minutes 06 seconds West, 370.69 feet to a point on the Northwestly right-of-way line of Interstate Route 435, as now established; thence South 28 degrees 23 minutes 16 seconds West, along said right-of-way line, 502.78 feet; thence North 86 degrees 59 minutes 19 seconds West, 1,128.91 feet to a point on the East line of the Northwest Quarter of the Southeast Quarter of said Section 23; thence North 02 degrees 13 minutes 19 seconds East, along said East line, 205.00 feet; thence North 86 degrees 59 minutes 19 seconds West, 866.59 feet; thence North 02 degrees 13 minutes 19 seconds East, 620.00 feet to a point on the North line of said Southeast Quarter; thence South 86 degrees 59 minutes 19 seconds East, along said North line, 866.59 feet to the Northwest corner of the Northeast Quarter of said Southeast Quarter; thence South 86 degrees 59 minutes 19 seconds East, continuing along said North line, 1,319.19 feet to the Point of Beginning.

is hereby approved, subject to the following conditions:

1. That the developer 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.



Authenticated as Passed

 Marilyn Sanders, City Clerk
 MAR 21 2013
 Date Passed

City Planning and Development

COMMITTEE SUBSTITUTE FOR ORDINANCE 210501

Approving an amendment to a previously approved URD Plan in District UR on approximately 31.1 acres for the expansion of Foley Equipment generally located at 5701 E. 87th Street, or generally located at the southwest corner of E. 87th Street and I-435 Highway. (CD-CPC-2020-00658)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved URD Plan in District UR (Urban Redevelopment), on approximately 31.1 acres generally located at 5701 E. 87th Street, or generally located at the southwest corner of E. 87th Street and I-435 Highway, and more specially described as follows:

Lot 1, Dean Machinery First Plat, a subdivision as surveyed and platted in Jackson County, Missouri.

"Lot 2" is a combination of 3 unplatted parcels.

KCMO Gis Pin 261204 legal description: Sec-23 Twp-48 Rng-33--pt SE 1/4 daf: beg nw cor SE 1/4 th E 1120' mol th S 94' mol to tru pob th cont S 521' mol th S 86 deg 50 min 58 sec E 199' mol th n 521' mol th w 195' mol to tru pob

KCMO Gis Pin 261202 legal description: Sec-23 Twp-48 Rng-33--pt SE 1/4 daf: beg nw cor SE 1/4 th e 707' mol th S 105' mol to tru pob th cont S 420' mol th S 70 deg 07 min 31 sec E 208.58' th S 78 deg 34 min 08 sec E 100.8' th S 79 deg 08 min 48 sec E 109.79' th S 86 deg 50 min 58 sec E 6' mol th N 521' mol th wly 344' mol th swly 65' mol to tru pob

KCMO Gis Pin 261200 legal description: Sec-23 Twp-48 Rng-33--pt SE 1/4 daf: beg nw cor SE 1/4 th S 40' mol th eby 276' mol th sely 143' mol th sely 91.5' th nely 44' mol to tru pob th S 06 deg 30 min 41 sec E 207.58' th S 25 deg 07 min 04 sec E 106.35' th S 48 deg 10 min 35 sec E 84.82' th S 68 deg 15 min 19 sec E 81.91' th N 420' mol th swly 226' mol tru pob

is hereby approved, subject to the following conditions:

1. Prior to issuance of a final certificate of occupancy, all landscaping as shown structu letter s Missou



Authenticated as Passed

 Marilyn Sanders, City Clerk
 JUN 17 2021
 Date Passed



File #: 220871

ORDINANCE NO. 220871

Rezoning an area of about 30.26 acres generally located at E. 87th Street and Interstate 435 from UR to UR and approving a UR development plan and preliminary plat for the construction of two buildings and a fuel island (CD-CPC-2022-00132).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1351 rezoning an area of about 30.26 acres located at E. 87th Street and Interstate 435 from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), said section to read as follows:

Section 88-20A-1351. That an area legally described as:

Foley Equipment 1st Plat, a Replot of Lot 1, Dean Machinery First Plat and a portion of the West One-Half of the Southeast Quarter of Section 23, Township 48, Range 33 West

is hereby rezoned from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1351, which is attached hereto and made a part hereof, and which is hereby adopted as part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan is hereby approved, subject to the following conditions:

1. All dumpster, mechanical and utility equipment shall be screened pursuant to 88-425-08.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. Ordinance Ni full force and
4. The develop State of Mis

Kansas City



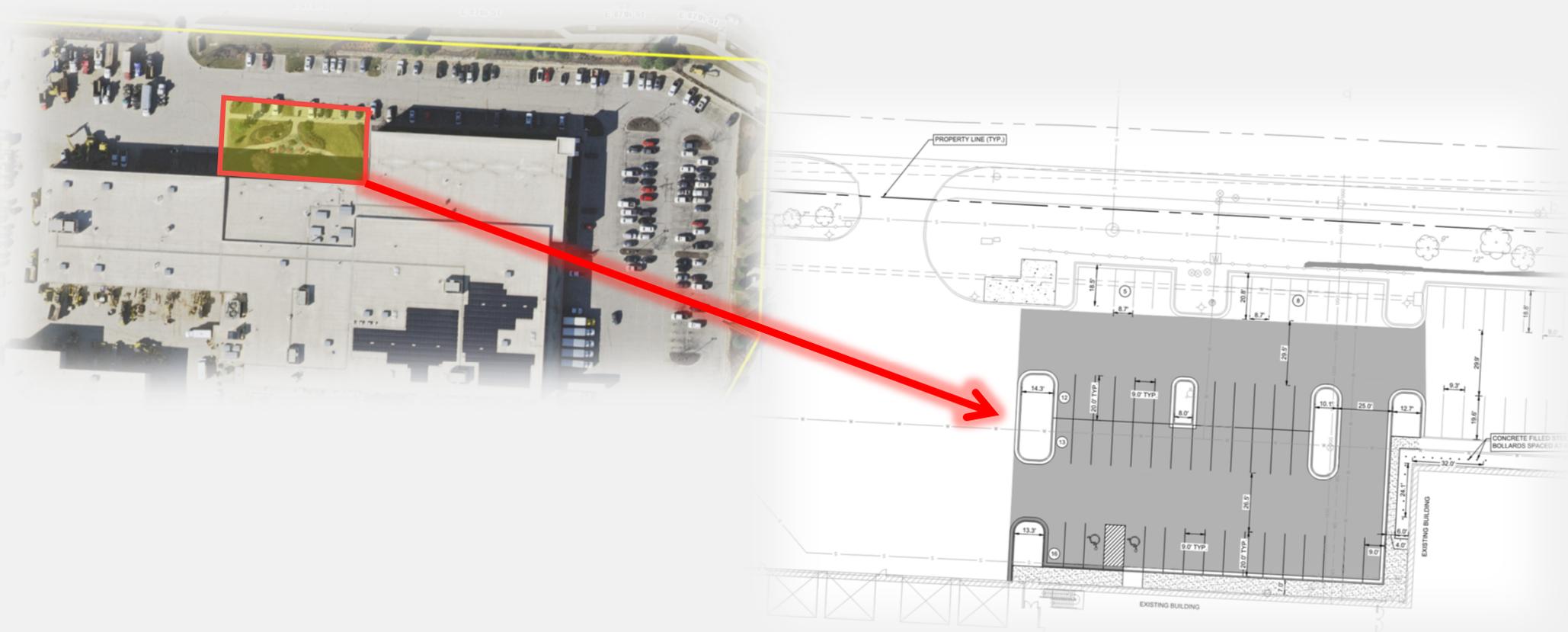
Authenticated as Passed

 Marilyn Sanders, City Clerk
 Date Passed

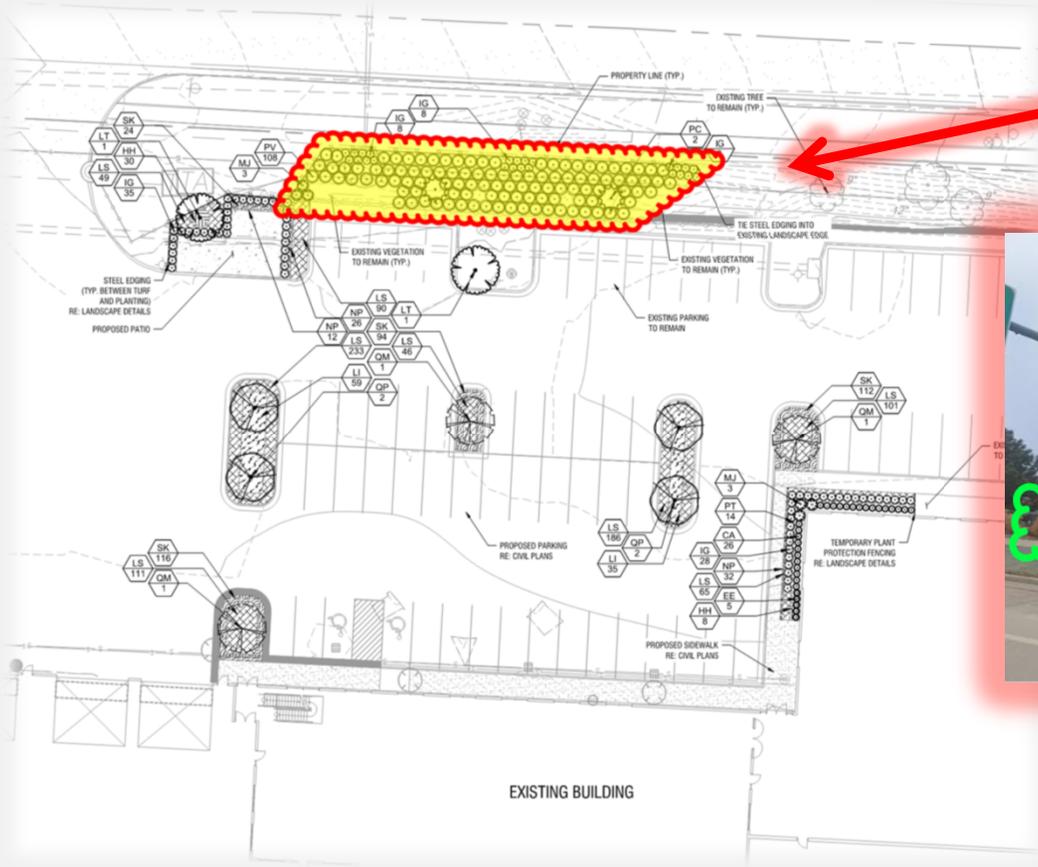
88-516-06-A. MAJOR AMENDMENTS

1. Major amendments to approved development plans or project plans must be reviewed and approved in accordance with the development plan or project plan review procedures of this ordinance. Major amendments to development plans or project plans include one or more changes, in cumulative total (when compared to the original plan approval), that would:
 - a. increase building coverage by more than 10%;
 - b. increase the total floor area by more than 10% or 5,000 square feet, whichever is less;
 - c. increase building height by more than 10% or 6 feet, whichever is less;
 - d. increase the total impervious surface coverage by more than 10% or 2,000 square feet, whichever is less;
 - e. result in extensive site modification involving location of buildings, razing, and reconstruction of approved uses;
 - f. increase the number of dwelling units by more than 10%; or
 - g. result in any other change that the city planning and development director determines will have impacts that warrant full review of the application in accordance with the development plan review procedures.

88-516-06-A Major Amendments to Development Plans or Project Plans



Proposed Vehicular Use Area (29 additional parking stalls)



108 Dallas Blues Switchgrass



Landscape Plan

Staff Recommendation

Case No. CD-CPC-2024-00025

Rezoning to UR

- **Approval with Conditions**

***Remove condition #4 (lighting affidavit)**