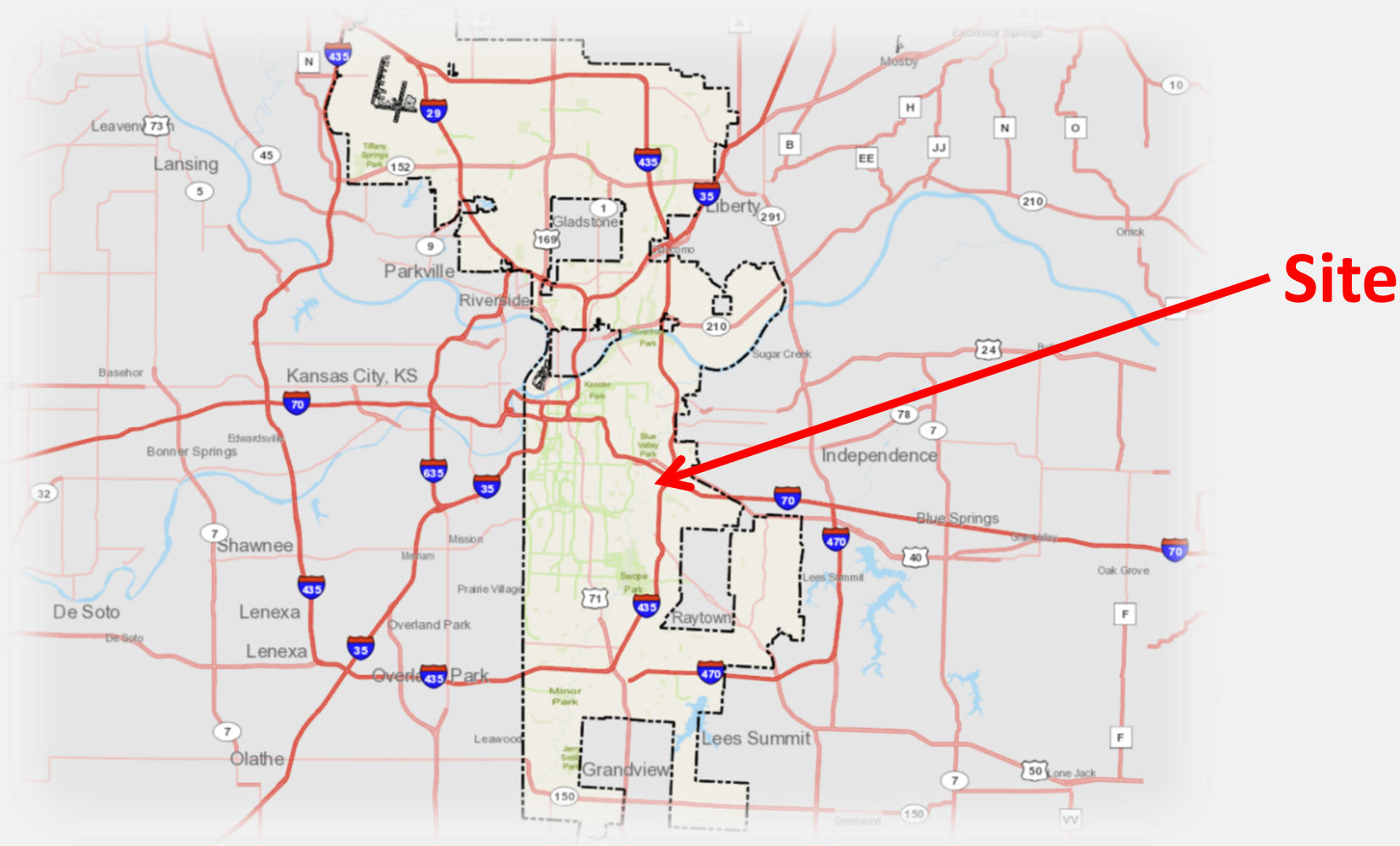
**Docket #7**

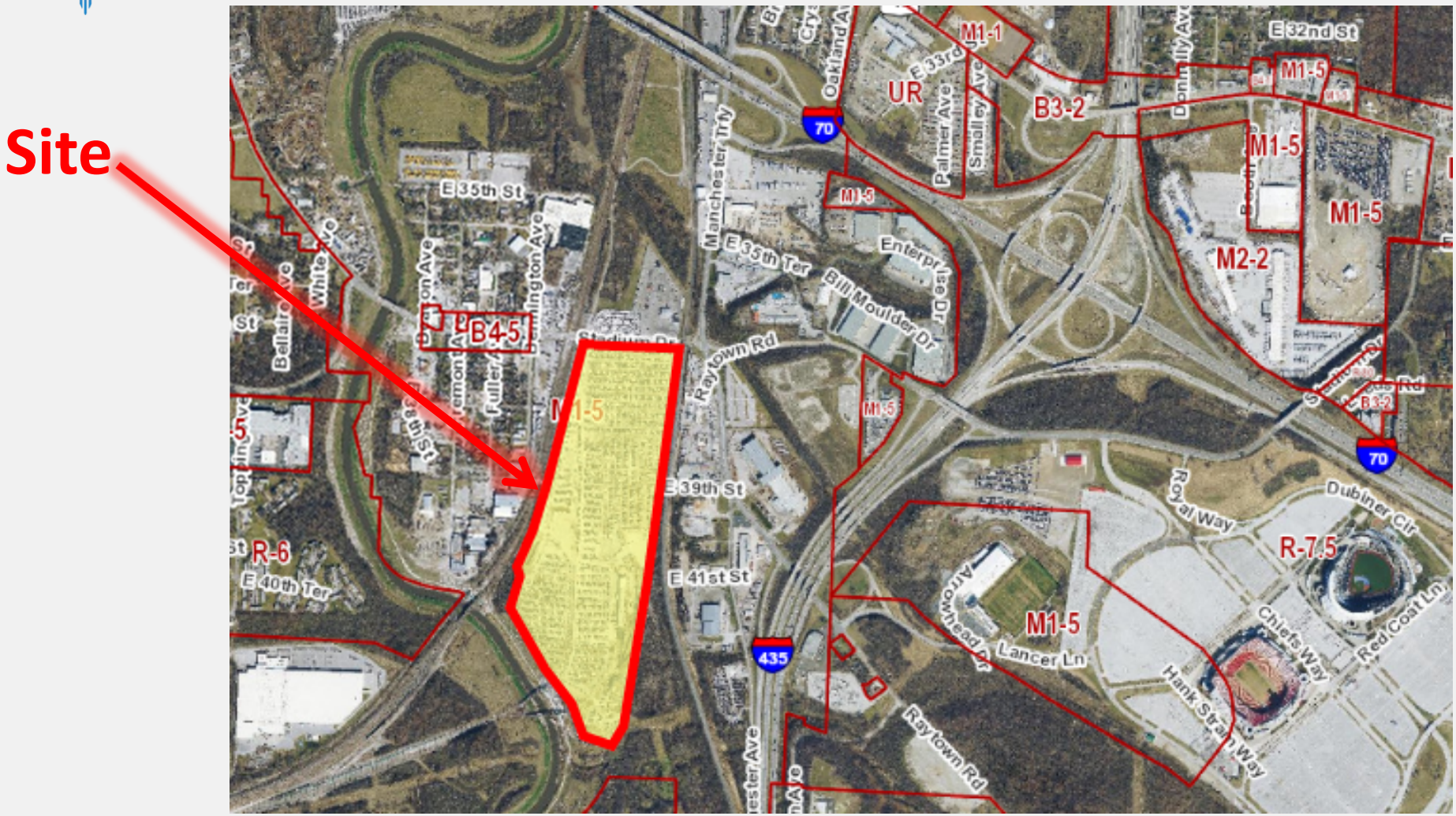
# CD-CPC-2025-00027
# Development Plan – Non-Residential

UPRR Redevelopment Opportunity
6655 Stadium Drive

April 2, 2025

City Plan Commission

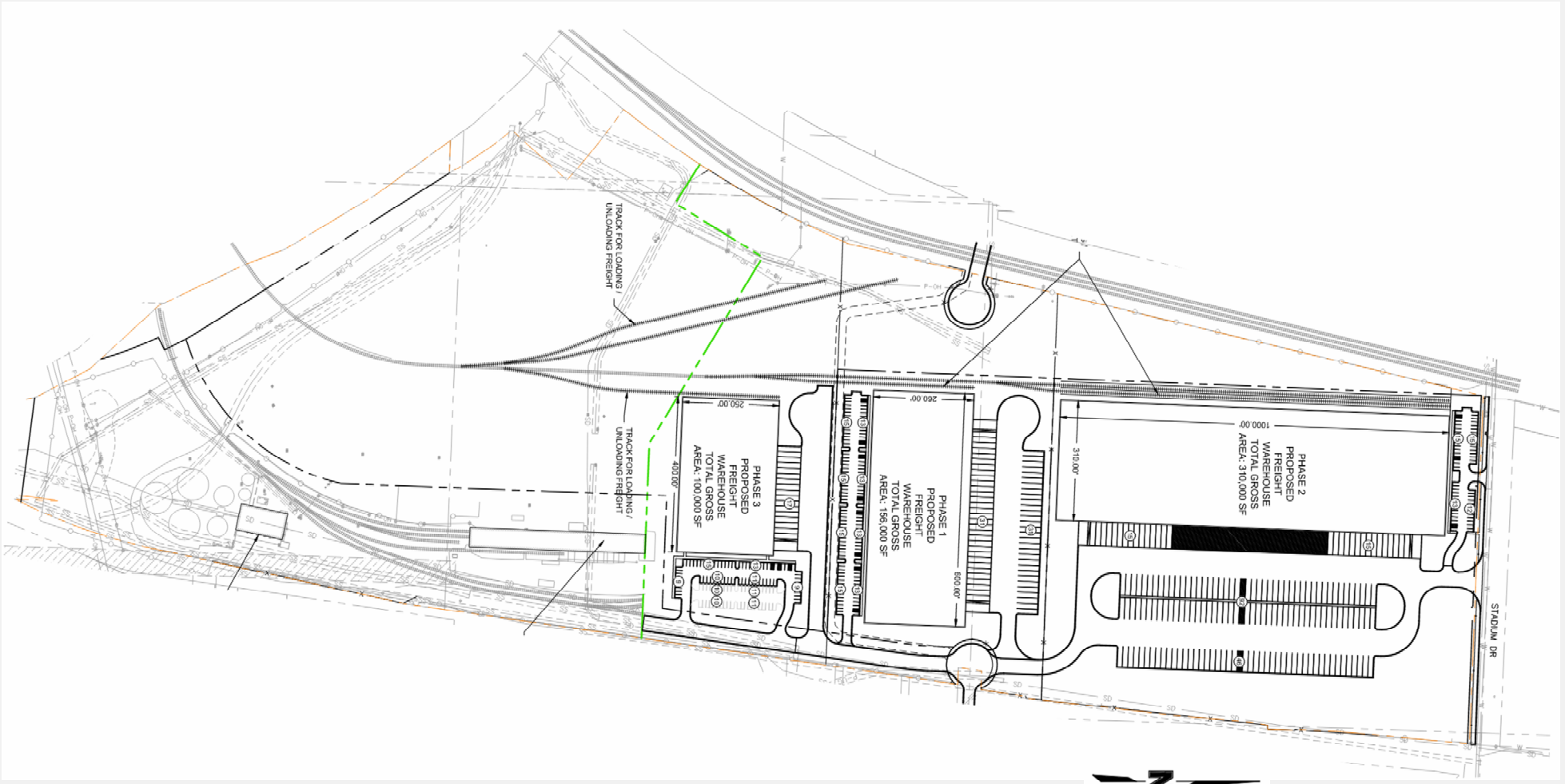

Site
Lansing
Parkville
Riverside
Gladstone
Liberty
Kansas City, KS
Independence
Blue Springs
Shawnee
Lenexa
De Soto
Overland Park
Raytown
Lees Summit
Grandview
Olathe
Bonner Springs
Basehor
Mission
Prairie Village
Leawood
Sugar Creek
Mosby
Orrick
Oak Grove
Lone Jack


Site
M1-1
UR
B3-2
M1-5
M2-2
B4-5
R-6
R-7.5
E 32nd St
E 35th St
E 35th Ter
E 39th St
E 41st St
E 40th Ter
Raytown Rd
Bill Moulder Dr
Enterprise Dr
Manchester Trfy
Oakland Ave
Palmer Ave
Smalley Ave
Royal Way
Dubiner Cir
Chiefs Way
Red Coat Ln
Hank Strain Way
Lancer Ln
Arrowhead Dr
Bellaire Ave
White Ave
Topping Ave
70
435

## View looking southeast from Stadium Drive

## View looking east from Bennington Avenue

## View looking west from E. 39th Street

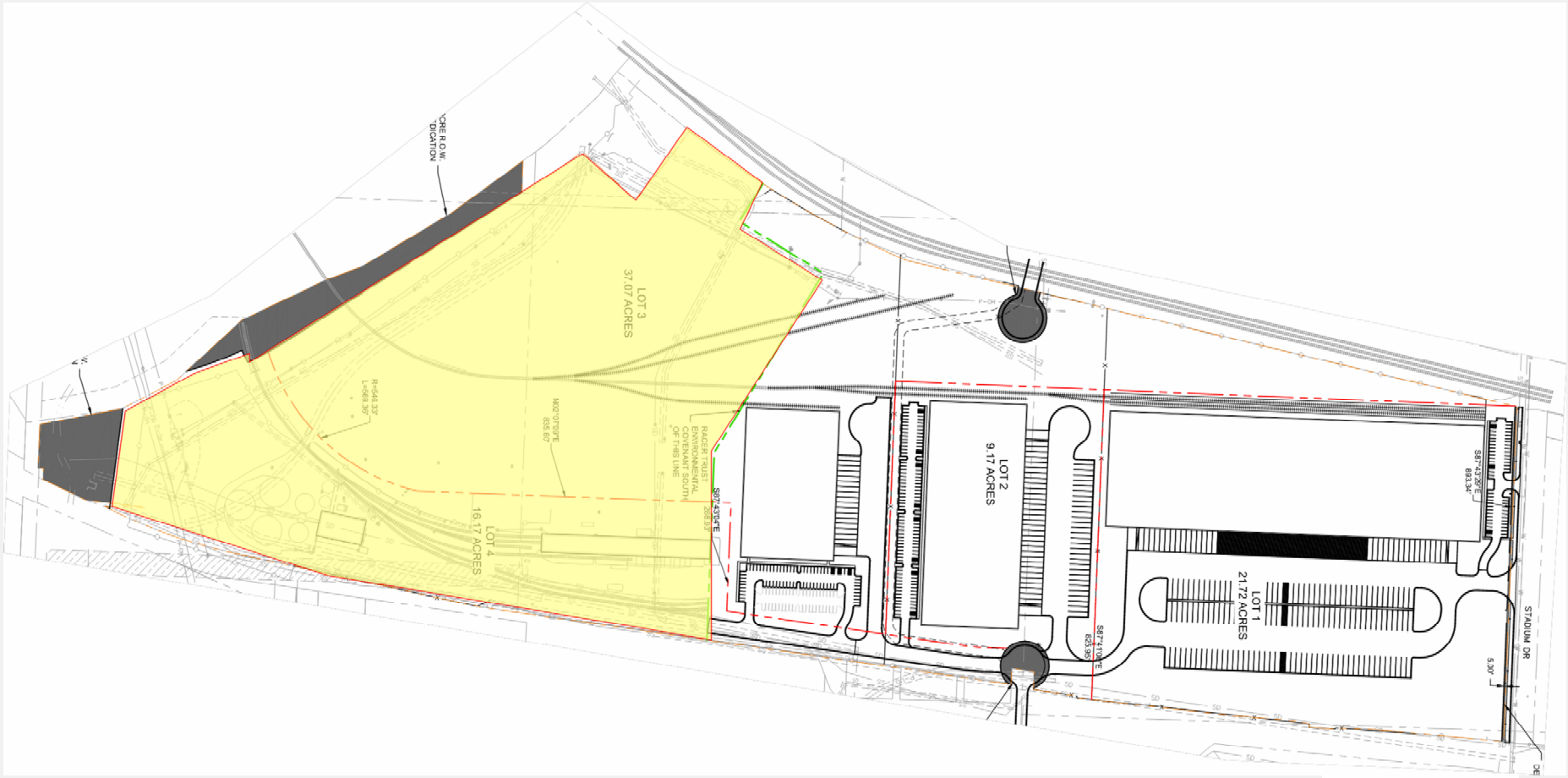

TRACK FOR LOADING / UNLOADING FREIGHT
TRACK FOR LOADING / UNLOADING FREIGHT
PHASE 3
PROPOSED
FREIGHT
WAREHOUSE
TOTAL GROSS
AREA: 100,000 SF
400.00'
260.00'
PHASE 1
PROPOSED
FREIGHT
WAREHOUSE
TOTAL GROSS
AREA: 156,000 SF
600.00'
260.00'
PHASE 2
PROPOSED
FREIGHT
WAREHOUSE
TOTAL GROSS
AREA: 310,000 SF
310.00'
1000.00'
STADIUM DR
SD

# Site Plan

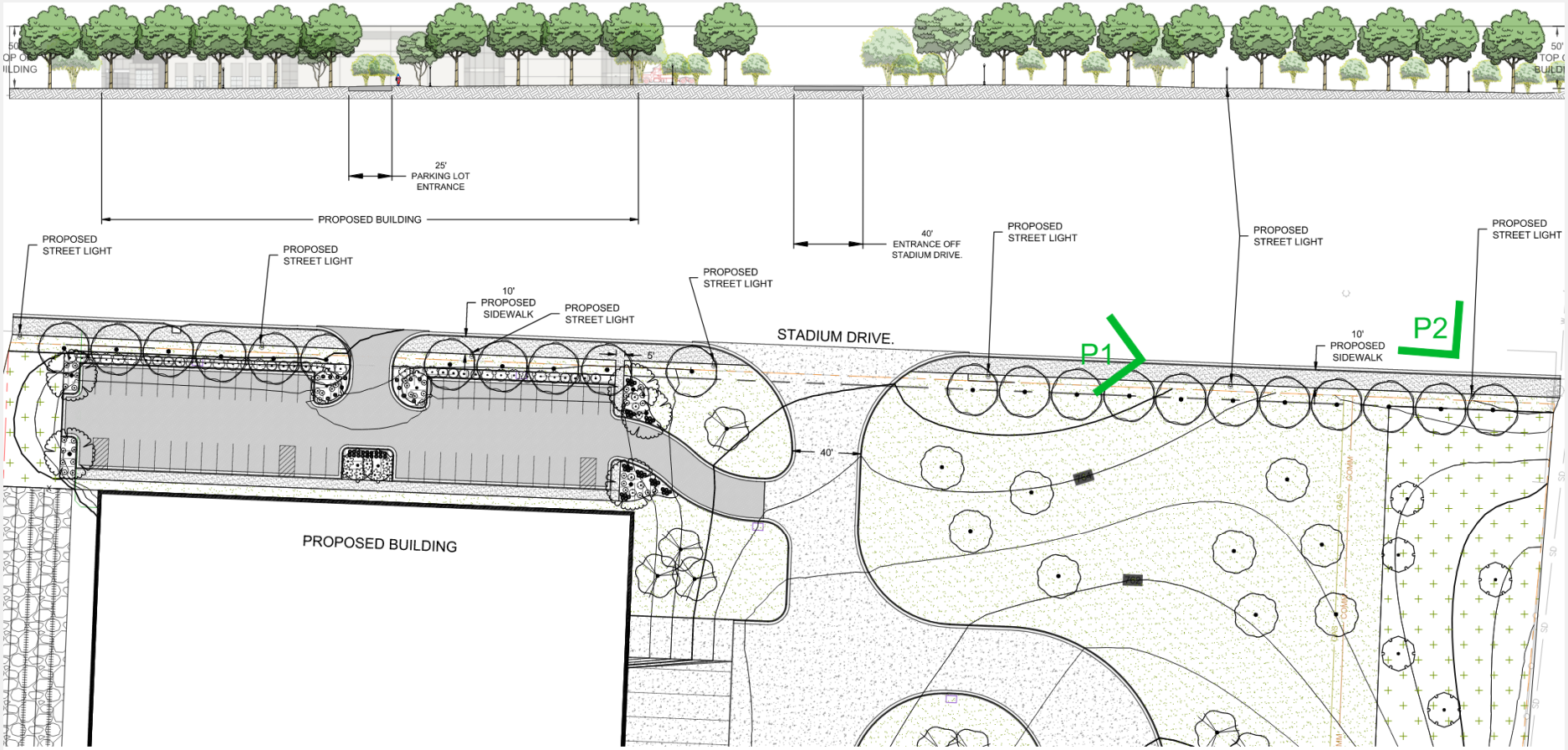
| TABLE 1: SITE DATA | | | | | |
|---|---|---|---|---|---|
| SITE DATA | EXISTING | PROPOSED | APPROVED WITH MPD | DEVIATION REQUESTED? | APPROVED |
| ZONING | M1-5 | M1-5 | | NO | N/A |
| GROSS LAND AREA | | | | | |
| - IN SQUARE FEET | 3,706,014 | 3,566,692 | | NO | N/A |
| - IN ACRES | 85.09 | 81.88 | | NO | N/A |
| RIGHT-OF-WAY DEDICATION | | | | | |
| - IN SQUARE FEET | 0 | 139,827 | | NO | N/A |
| - IN ACRES | 0 | 3.21 | | NO | N/A |
| BUILDINGS AREA (SQ. FT.) | 31067 | 585,835 | | NO | N/A |
| F.A.R. | 0 | 0.15 | | NO | N/A |
| RESIDENTIAL USE INFO | N/A | N/A | | NO | N/A |
| TOTAL LOTS | 3 | 4 | | | |
| - RESIDENTIAL | | | | NO | N/A |
| - PUBLIC/CIVIC | | | | NO | N/A |
| - COMMERCIAL | | | | NO | N/A |
| - INDUSTRIAL | | 4 | | NO | N/A |
| - TRACTS | | 1 | | NO | N/A |

## Proposed Uses:

- Warehousing, wholesaling, freight movement (indoor/outdoor)
- Manufacturing, production and industrial service




# ROW Dedication & RACER Trust




**STREETSCAPE ELEVATION: STADIUM DRIVE IMPROVEMENTS**

# Streetscape along Stadium Drive

# Streetscape along Stadium Drive

# Staff Recommendation

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## Approval with Conditions