

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

150624

Ordinance Number

Brief Title

Approving the plat of Cerner Trails Campus First Plat, an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 290 acres generally bounded by E. 87th Street to the north, I-435 on the west, the Kansas City Southern Railroad on the east, and Bannister Road and E. 93rd Street on the south, creating five (5) commercial lots and one (1) tract.</p>	<p>Sponsor City Development</p>
<p>Reason for Project This final plat application was initiated by Cerner Properties, Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a corporate training center (hotel included), a campus health clinic, two data centers, a daycare center, a service center, and a grocery store.)</p>	<p>Programs, Departments, or Groups Affected City-Wide Council District(s) 5 (JA) Other districts (school, etc.) Hickman Mills</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>Case No. 6720-AA-1 – On June 25, 2015, the City Planning and Development Director administratively approved an amendment to the approved CPDI UR Development plan pursuant to Chapter 88-260-06-A to allow for platting of the campus.</p> <p>Cases No. 6720-P-18 & 6720-P-19 - Ordinance No. 150410 passed by City Council on June 4, 2015, rezoned a 3 acre tract of land generally located at the northwest corner of E. 87th Street and Fremont Avenue to consider rezoning property from Districts R-7.5 and UR to District B2-2, and approved a development plan to allow for a gasoline and fuel sales use.</p> <p>Case No. 175-S-31 – Committee Substitute Ordinance No. 141059 passed by City Council on December 18, 2014, amended the Major Street Plan for Kansas City by deleting a portion of Hillcrest Road from E. 87th Street to Bannister Road and allowing for the vacation and privatization of the section of that street from E. 87th Street to E. 93rd Street.</p> <p>Case No. 1692-V- Ordinance No. 141060 passed by City Council on December 18, 2014, vacated portions of Hillcrest Road from 87th Street to 93rd Street, a section of Fire House Road, north of 93rd Street, and a section of 91st Street west of the railroad right-of-way to allow for the redevelopment of the Bannister Mall Staff site.</p> <p>Case No. 6720-MPD-17 - Ordinance No. 141008 passed by City Council on December 11, 2014, rezoned a 12 acre tract of land generally located at the southwest corner of Hillcrest Road and E. Bannister Road, to consider rezoning from District UR to District MPD, and approving a preliminary development plan which also acts as a preliminary plat, creating three (3) lots.</p>	<p>Applicants / Proponents Applicant(s) Cerner Properties, Inc. City Department City Planning and Development Other</p> <p>Opponents Groups or Individuals None Known Basis of Opposition</p> <p>Staff Recommendation <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p> <p>Board or Commission Recommendation By: City Plan Commission July 7, 2015 <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> Approval, with conditions</p> <p>Council Committee Actions <input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

Case No. 6720-P-16 - Ordinance No. 140614 passed by City Council on August 14, 2014, approved UR Development Plan/preliminary plat on a 290 acre tract of land, generally bounded by 87th Street on the north, Bannister Road on the south, the Kansas City Southern Railroad tracks on the east and I-435 on the west, to allow for a mixed use development that includes 4.5 million square foot of office and 400,000 square foot of retail/commercial.

Case No. 6720-URD-15 – Ordinance No. 130768 passed by City Council on October 10, 2013 rezoned about 252 acres, generally bounded by 87th Street to the north, I-435 on the west, the Kansas City Southern Railroad on the east, and Bannister Road on the south from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), and approval of a development plan for a mixed use development that includes 4.5 million square foot of office and 450,000 square foot of retail/commercial.

Case No. 6720-URD-14 – Committee Substitute Ordinance No. 071241 passed by City Council on December 6, 2006 rezoned about 467 acres, generally bounded by I-435 on the west, E. 87th Street on the north (extending about 500 feet on the north side), the Kansas City Southern Railroad, Old Santa Fe Road and Hillcrest Road (south of Bannister Road) on the east, and Bannister Road on the south (extending about ½ mile on the south side), from District R-1a (One-Family Dwellings Medium Density), R-2b (Two-Family Dwellings), CP-2 (Local Planned Business Center), C-3a1-p (Intermediate Business, Limited district), and CP-3 (Regional Planned Business Centers) to URD (Urban Redevelopment District).

Case No. 657-S-1 - Council Resolution No. 071240 on December 6, 2007, amended the Hickman Mills Area Plan by changing the recommended land use from Residential Low Density and Conservation District to Office and Conservation District on about 80 acres within an area generally bounded by 93rd Street on the north, Kansas City Southern Railroad on the east, Bannister Road on the south and approximately 400 feet east of Hillcrest Road on the west, and an area generally bounded by 91st Street on the north, Kansas City Southern Railroad on the west, 93rd Street on the south and Old Santa Fe Road on the east.

Policy / Program Impact

<p>Policy or Program Change</p> <p>N/A</p>	<p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>
<p>Operational Impact Assessment</p> <p>N/A</p>	

Finances

<p>Cost & Revenue Projections – Including Indirect Costs</p> <p>N/A</p>	
<p>Financial Impact</p> <p>N/A</p>	
<p>Fund Source and Appropriation Account Costs</p> <p>N/A</p>	
<p>Is it good for the children?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>



How will this contribute to a sustainable Kansas City?	<p>This project consists of public and private improvements for a commercial development on a previously developed site. Previous development on this property was composed almost entirely of impervious surfaces, such as buildings and parking areas. The peak rate of storm water discharge and total runoff volume discharging to the public storm sewers will be reduced after re-development. The resumption of use of the property will preserve natural resources, eliminate vagrancy and increase financial resources. As part of the development, an assessment of the existing conditions of the perimeter curb and gutter, sidewalk and drive approaches will be made. If any of these elements are found not in compliance with current City standards, the project is obligated to remove and replace them. The removal and replacement of deteriorating infrastructure will eliminate erosion, discourage further deterioration and improve the overall aesthetics of the site.</p> <p>Written by Brett A. Cox, PE</p>
---------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Pam Powell

Date:
July 16, 2015

Reviewed by:
Brett A. Cox, PE, Senior Registered Engineer
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers:

