

CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2025-00037



KANSAS CITY
Planning & Dev

Blue River Commerce Center Sixth Plat

February 18, 2026

Docket #C3

Request

Final Plat

Applicant

Kevin White
Northpoint Development

Owner

NP Bannister Land Holdings LLC

Site Information

Location	1800 E Bannister Rd
Area	14 Acres
Zoning	UR
Council District	5 th
County	Jackson
School District	Center

Surrounding Land Uses

North: Industrial, UR
South: Indian Creek, R-7.5
East: Industrial, UR
West: Industrial, UR

Land Use Plan

The Red Bridge Area Plan recommends Light Industrial for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan

East Bannister is identified as a Thoroughfare in this location. East 95th Terrace is not located on the Major Street Plan.

Approval Process



Overview

The applicant seeks approval of a Final Plat in District UR (Urban Redevelopment) on about 14 acres generally located at 1800 E Bannister, creating one lot for an industrial site.

Existing Conditions

The subject site is currently undeveloped. It is within the existing Blue River Commerce Center Development. There is no associated regulated stream with the subject site.

Neighborhoods

This site is located within the Center Planning and Development Council and South Kansas City Alliance associations.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

Controlling Case

CD-CPC-2019-00228 - Ordinance No. 200542 rezoned about 230 acres from District M3-5 (Manufacturing 3) to District UR (Urban Redevelopment), and approved a development plan for redevelopment of the 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, approved August 8, 2020.

Project Timeline

The application for the subject request was filed on December 12, 2025. Scheduling deviations have occurred due to outstanding revisions required.

Professional Staff Recommendation

Docket #C3 Approval Subject to Conditions

VICINITY MAP



PLAT REVIEW

The request is to consider approval of a Final Plat in District UR (Urban Redevelopment) on about 14 acres generally located at 1800 E Bannister, creating one lot for an industrial site. This use was approved in Case No. CD-CPC-2019-00228 which served as the Preliminary Plat. The controlling plan proposed to develop an industrial/warehouse development on the former Bannister Federal Complex Site. The plan does not propose to construct any public streets as all internal streets are private.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-260)	Yes	Proposed Final Plat is in conformance with the approved Preliminary Plat.

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

In reviewing and making decisions on Final Plats, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factor:

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 requested 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. Applicant’s Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL SUBJECT TO CONDITIONS as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes, AICP

Lead Planner



Plan Conditions

Report Date: February 12, 2026

Case Number: CLD-FnPlat-2025-00037

Project: Blue River Commerce Center Sixth Plat

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 the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2025-00037.
2. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
3. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

4. Controlling plan conditions shall still be in effect.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

5. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
6. 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.
7. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the E 95th Terr street frontage, and to a tie-in point with the existing sidewalks at E Bannister Rd and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
8. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
9. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

ACCESS EASEMENT: An access easement (A.E.) is being granted to Lot 1, Blue River Commerce Center 1st Plat and future lots of the Blue River Commerce Center abutting to the North, South and East 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 any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, 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 Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

RESTRICTED ACCESS: No direct vehicular access to Bannister Road is permitted.

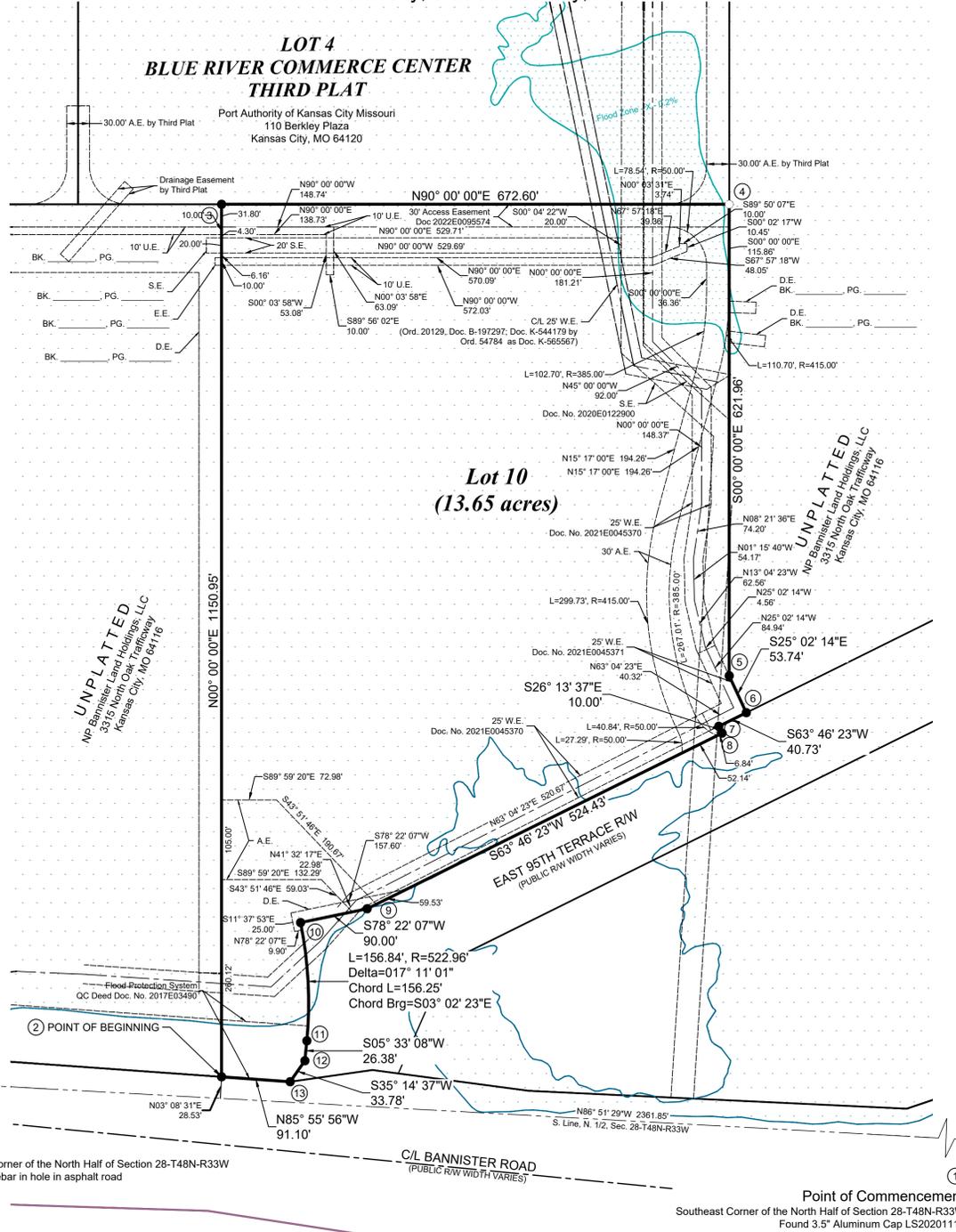
SEWER EASEMENT: A sewer easement (S.E.) for the location, construction, reconstruction, maintenance, operation and repair of sewerage improvements and any and all appurtenances incidental thereto in, under, upon, over and through land lying, being and situated in Kansas City, Missouri ("The City") is hereby granted to The City. By the granting of this easement, it shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof; provided, however, said easement shall be kept free from additional depth of overburden, buildings, and any other structure or obstruction (except sidewalks, roadways, pavement, grass, shrubs, fences, or curbs), which will interfere with the City in entering upon said adjacent land and easement for the purpose of laying, constructing, reconstructing, operating, repairing and maintaining such sewerage improvements and appurtenances.

DRAINAGE EASEMENT: A drainage easement (D.E.) for the purpose of storm water drainage including the right to build, construct, keep, repair and maintain storm water drainage facilities under, in, over, and upon as may be necessary, being and situated in the City is hereby granted to the city. The City shall have the right at all times to go upon the lands herein described to construct, maintain and repair the said drainage facilities as may be necessary. Nothing shall in any way interfere with the safe and unrestricted use of the land adjacent to and above said drainage facilities, nor attempt to use said property in such manner as would interfere with the proper, safe and continuous maintenance and use of said drainage facilities and specifically shall not build thereon or thereover any structure which may interfere with the maintenance and use thereof.

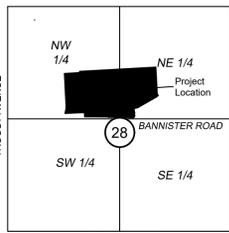
EASEMENT DEDICATION: An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, services pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (U.E.), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without a valid permit from the Department of Public Works as to utility easements, and/or written approval of the Director of Water Services as to water main easements.

BLUE RIVER COMMERCE CENTER SIXTH PLAT

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



COORDINATE TABLE (Missouri State Plane West Zone, Meters)		
Point Number	Northing	Easting
1	309406.714	844888.633
2	309454.866	844170.210
3	309805.671	844170.210
4	309805.671	844375.218
5	309616.099	844375.218
6	309601.259	844382.149
7	309595.772	844371.012
8	309593.038	844372.359
9	309522.398	844228.970
10	309516.868	844202.102
11	309469.309	844204.627
12	309461.306	844203.849
13	309452.896	844197.907



LOCATION MAP
SECTION 28 T48N R33W
Scale 1" = 2000'

COUNTY RECORDING INFORMATION

Plat Dedication:	Reserved for County Recording Stamp
Blue River Commerce Center Sixth Plat	
Private Open Space Dedication:	0.00
Record As:	Plat

LEGEND	
○	FOUND MONUMENT
●	SET MONUMENT
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.E.	SEWER EASEMENT
W.E.	WATER EASEMENT



Surveyor's 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
 - Blue River Commerce Center Fourth Plat
 - Blue River Commerce Center Fifth Plat
- Basis of Bearings: Grid North, Missouri West Zone, 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 Chicago Title Insurance Order No. KCC252699 with an effective date of December 2, 2025 at 8:00 a.m.
- For the purposes of survey accuracies, this property was classified as "Urban".

Developer:
NP Bannister Industrial, LLC
3315 North Oak Trafficway
Kansas City, MO 64116

Owner:
NP Bannister Land Holdings, LLC
3315 North Oak Trafficway
Kansas City, MO 64116

Lot Names	Acres	Sq. Ft.
Lot 10	13.65	594,644

Legal Description of Land Surveyed:

A tract of land in the North Half of Section 28, Township 48 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded as follows: Commencing at the Southeast Corner of said North Half, being monumented by a 1/2" iron bar in a 0.3' deep hole in the asphalt road; Thence North 86°51'29" West, along the South line of said North Half, a distance of 2,361.85 feet; Thence North 03°08'31" East, a distance of 28.53 feet to the North right of way line of Bannister Avenue, as now established, said point being the true POINT OF BEGINNING; Thence North 00°00'00" East, a distance of 1,150.95 feet to a point on the South line of Lot 4, BLUE RIVER COMMERCE CENTER THIRD PLAT, recorded as Instrument Number 2023E0070124 in said Jackson County, Missouri; Thence South 90°00'00" East, along said South line, a distance of 672.60 feet to the Southeast corner of said Lot 4; Thence South 00°00'00" West, a distance of 621.96 feet; Thence South 25°02'14" East, a distance of 53.74 feet to a point on the North line of a Grant of Easement for 95th Street, recorded in Book K-2014 at Page 1598 of the Jackson County, Missouri, Recorder of Deeds; Thence South 63°46'23" West, along said North line, a distance of 10.00 feet; Thence South 63°46'23" West, continuing along said North line, a distance of 524.43 feet; Thence South 78°22'07" West, continuing along said North line, a distance of 90.00 feet to the beginning of a curve radial to said line; Thence Southerly, continuing along said North line, a distance of 156.84 feet along the curve concave to the West, having a radius of 522.96 feet and a central angle of 17°11'01" and being subtended by a chord bearing South 03°02'23" East a distance of 156.25 feet; Thence South 05°33'08" West tangent to said curve, continuing along said North line, a distance of 26.38 feet; Thence South 35°14'37" West, continuing along said North line, a distance of 33.78 feet to a point on said North right of way line of Bannister Avenue; Thence North 85°55'56" West, along said North right of way line, a distance of 91.10 feet to the true POINT OF BEGINNING.

Plat Dedication:

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as BLUE RIVER COMMERCE CENTER SIXTH PLAT.

IN WITNESS WHEREOF:

Grantor has hereunto set its hand the day and year below written:
_____ day of _____, 20__

NP Bannister Land Holdings, LLC, a Missouri limited liability company

By: NPD Management, LLC, a Missouri limited liability company, its Manager

Nathaniel Hagedorn, Manager

State of Missouri SS:
County of Clay

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nathaniel Hagedorn, being the Manager of NP Bannister Land Holdings, LLC, a Missouri limited liability company, the Manager of NP Bannister Land Holdings, LLC, a Missouri limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of the said Grantor, for the uses and purposes therein set forth.

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: CLD-FnPlat-2025-00037

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 _____, 2026.

Mayor
Quinton Lucas

City Clerk
Marilyn Sanders

Jackson County Assessment Department

Surveyors Certification:

I hereby certify: that the plat of BLUE RIVER COMMERCE CENTER SIXTH 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 projects, as established by the Missouri Board for 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
Professional Land Surveyor
Number 2014020708 - State of Missouri



NO.	REVISIONS/APPROVALS:
1	Revised per City Comments
DATE:	2023.01.15
DATE CREATED:	2025.12.12
DRAFTED BY:	JB
REVIEWED BY:	JLR
SP PROJECT #:	IN-0550

FINAL PLAT
BLUE RIVER COMMERCE CENTER
SIXTH PLAT
SEC. 28-T48M-R33W
KANSAS CITY, JACKSON COUNTY, MO

Certificate of Authority #: LS-2020017253

SHEET #:

001
OF 001