

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

210679

Ordinance Number

Brief Title

Approving the plat of NP Northland Park Industrial, Fourth Plat, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 89.48 acres generally located at the east end of 41st street in Northland Park, creating 2 lots and 2 tracts.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by NP Northland Park Industrial, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 2 lot industrial use subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 1(CL) O'Neill - Hall Other districts (school, etc.) Liberty 230</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>CONTROLLING CASE Case No. 8121-P-29 - Ordinance No. 090898, passed by City Council on November 19, 2009 amended a previously approved preliminary development plan on about 1,656 acres, in District M-2a-p, generally located on the north side of Highway 210 on both sides of E 40th Street to allow for existing and proposed office, industrial and commercial uses.</p> <p>KEY POINTS</p> <ul style="list-style-type: none"> • Ordinance No. 51303 passed by City Council on March 7, 1980, rezoned about 2,200 acres from District RA to District M2ap. • Northland Park is a 1,656 acre industrial park on the north side of Highway 210 east of the Village of Birmingham. • Within the Bermingham Levee District. • The current development plan approved by Ordinance No. 090898, passed by City Council on November 19, 2009, allows for up to 2.3 million square foot of office, warehouse industrial development in 6 phases. • This is the last parcel to be developed within the park. • Northpoint have built buildings 1-4 just to the west of this site in the last two years. 	<p>Applicants / Proponents</p>	<p>Applicant(s) NP Northland Park Industrial, LLC City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission June 16, 2020 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><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

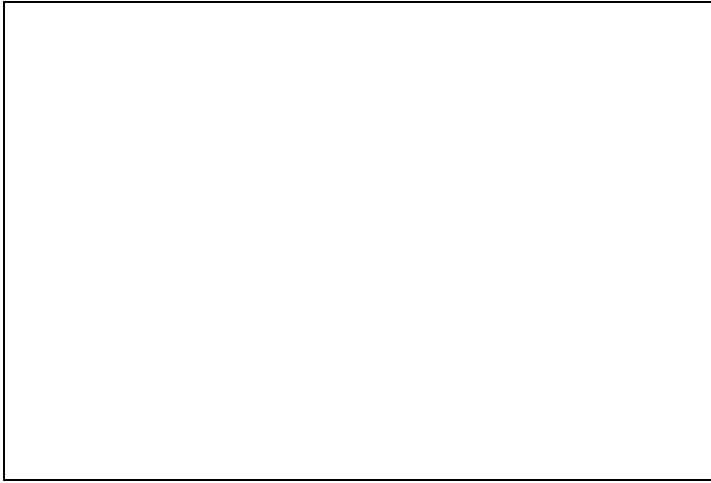
--

Policy / Program Impact

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

Finances

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



How will this contribute to a sustainable Kansas City?	<p>This plat is to create two industrial lots and one storm water detention tract on approximately 90 acres of previously undeveloped property. The storm water detention facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. This development will increase the tax base for the developed lots.</p> <p>Written by Lucas Kaspar, PE</p>
---	---

Project Start Date

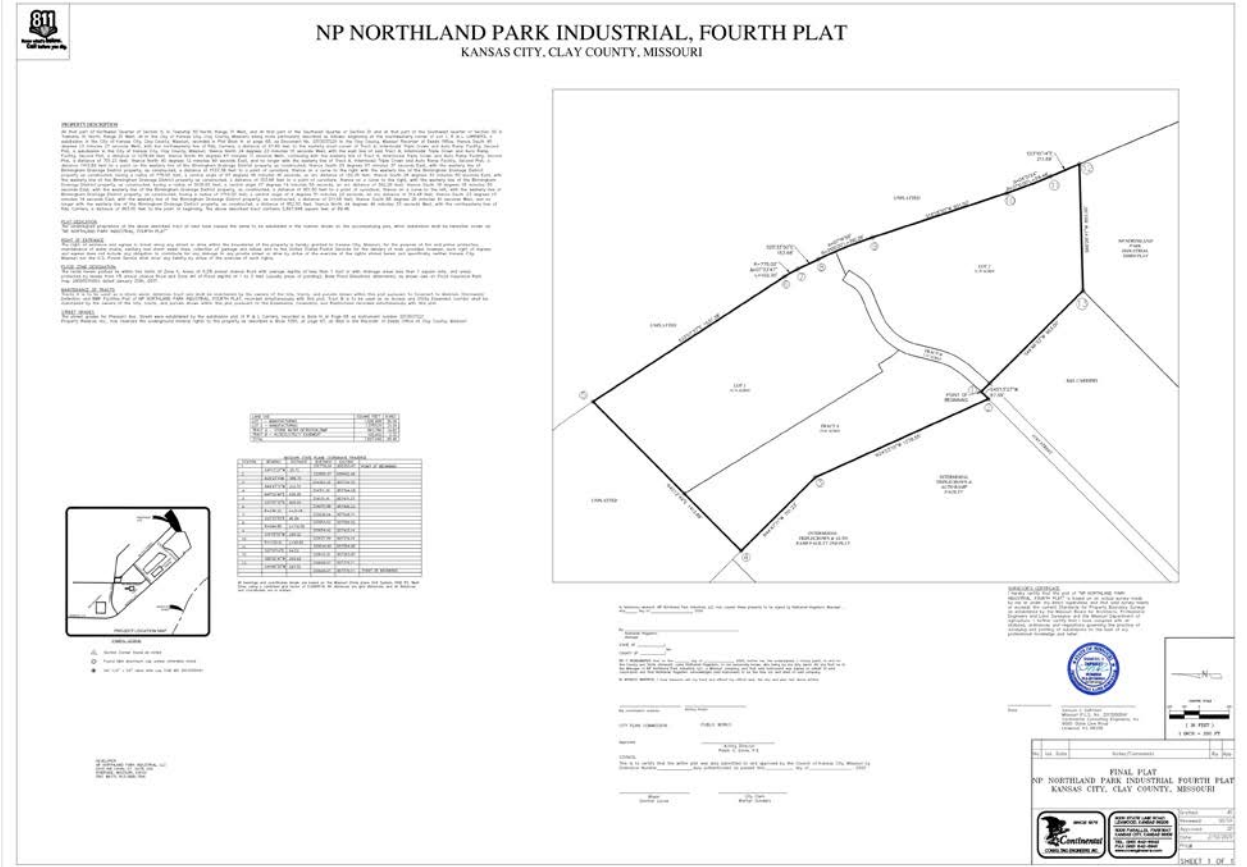
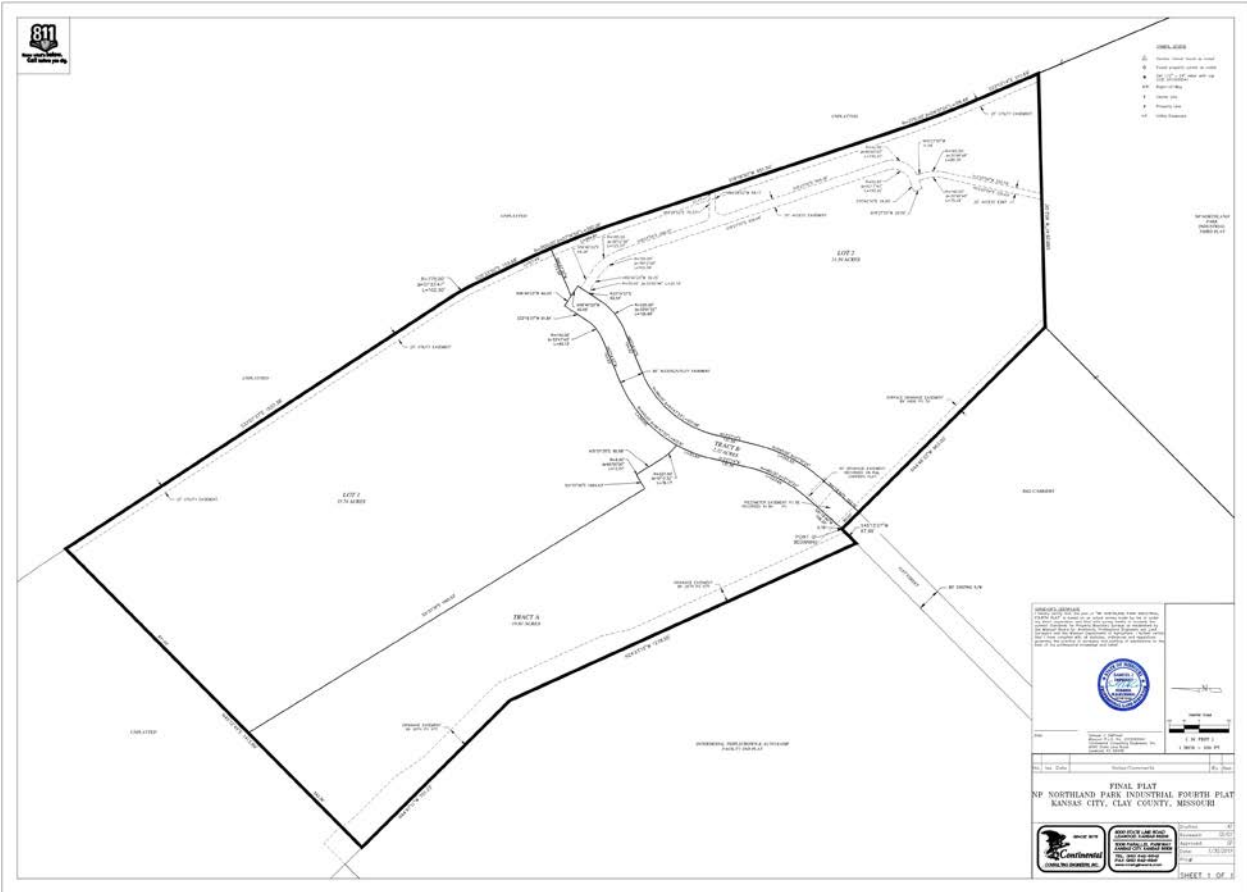
Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: August 6, 2021

Reviewed by:
Lucas Kaspar, PE,
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2020-00014



PROPOSED DEVELOPMENT:
The proposed development consists of 10 lots, 10 tracts, and 10 tracts. The lots are located in the Northland Park Industrial Fourth Plat, Kansas City, Clay County, Missouri. The tracts are located in the Northland Park Industrial Fourth Plat, Kansas City, Clay County, Missouri. The proposed development includes the following:

- 10 Lots
- 10 Tracts
- 10 Tracts

PROPOSED UTILITIES:
The proposed development includes the following utilities:

- Water
- Sewer
- Electric
- Gas
- Stormwater

PROPOSED ACCESS:
The proposed development includes the following access:

- Access to the Northland Park Industrial Fourth Plat
- Access to the Northland Park Industrial Fourth Plat

PROPOSED STORMWATER MANAGEMENT:
The proposed development includes the following stormwater management:

- Stormwater Management
- Stormwater Management

PROPOSED ACCESS AND UTILITY:
The proposed development includes the following access and utility:

- Access and Utility
- Access and Utility

PROPOSED STORMWATER MANAGEMENT AND ACCESS:
The proposed development includes the following stormwater management and access:

- Stormwater Management and Access
- Stormwater Management and Access

PROPOSED ACCESS AND UTILITY AND STORMWATER MANAGEMENT:
The proposed development includes the following access and utility and stormwater management:

- Access and Utility and Stormwater Management
- Access and Utility and Stormwater Management

PROPOSED STORMWATER MANAGEMENT AND ACCESS AND UTILITY:
The proposed development includes the following stormwater management and access and utility:

- Stormwater Management and Access and Utility
- Stormwater Management and Access and Utility

PROPOSED ACCESS AND UTILITY AND STORMWATER MANAGEMENT AND ACCESS:
The proposed development includes the following access and utility and stormwater management and access:

- Access and Utility and Stormwater Management and Access
- Access and Utility and Stormwater Management and Access

Lot No.	Tract No.	Tract Name	Area (Acres)	Owner
1	1	TRACT 1	1.00	OWNER
2	2	TRACT 2	1.00	OWNER
3	3	TRACT 3	1.00	OWNER
4	4	TRACT 4	1.00	OWNER
5	5	TRACT 5	1.00	OWNER
6	6	TRACT 6	1.00	OWNER
7	7	TRACT 7	1.00	OWNER
8	8	TRACT 8	1.00	OWNER
9	9	TRACT 9	1.00	OWNER
10	10	TRACT 10	1.00	OWNER



Scale: 1" = 500'