

**Brighton Industrial Park  
Master Planned Development**

**3363 and 3511 N. Brighton Ave**

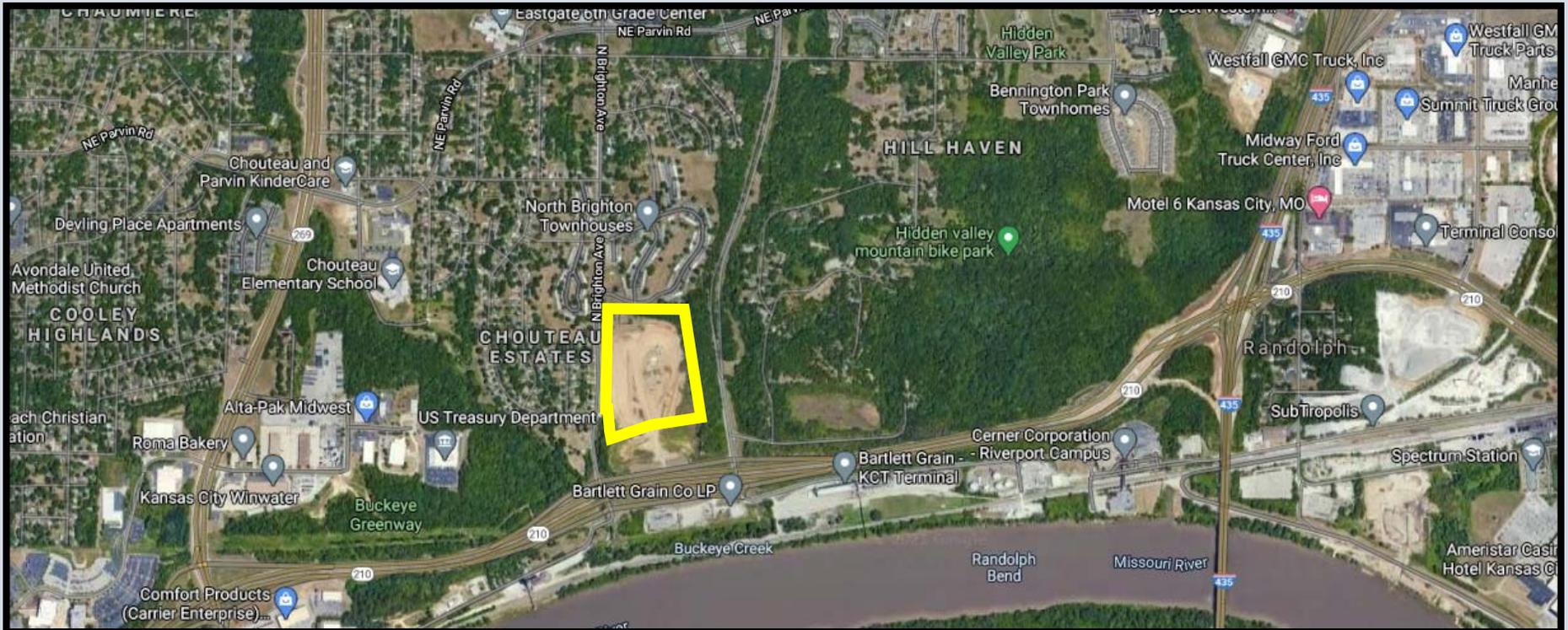
**Neighborhood Planning and Development Committee  
Resolution No. 210397 and Ordinance No. 210398  
May 5, 2021**

## Request

Star Development Corporation requests the Neighborhood Planning and Development Committee recommend approval of its request to:

- Amend the Briarcliff - Winnwood Area Plan from Residential Low Density and Conservation District to Light Industrial.
- Rezone from R-6 to District MPD (Master Planned Development) with approval of an MPD Plan for approximately 35.83 acres, for the development of 576,400 square feet of light industrial uses.

# Aerial View – N. Brighton Ave & MO-210



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## Public Engagement

- March 11, 2021 - Letters mailed to registered neighborhood association.
- March 24, 2021 - Letters mailed to adjacent property owners.
- April 6, 2021 - Neighborhood Meeting held via Zoom.
- April 8, 2021 - Public Meeting Summary provided to City Planning Department.

# Looking at site



# Looking south from site



# Area Photos



Looking northeast from site towards  
N.E. 36<sup>th</sup> Street



Looking northeast towards site from  
N. Brighton Avenue and  
N.E. 34<sup>th</sup> Street

# Area photos



Looking west from site towards  
N. Brighton Avenue



Adjacent Multifamily



Looking north on  
N. Brighton Avenue

# Looking south at MO-210



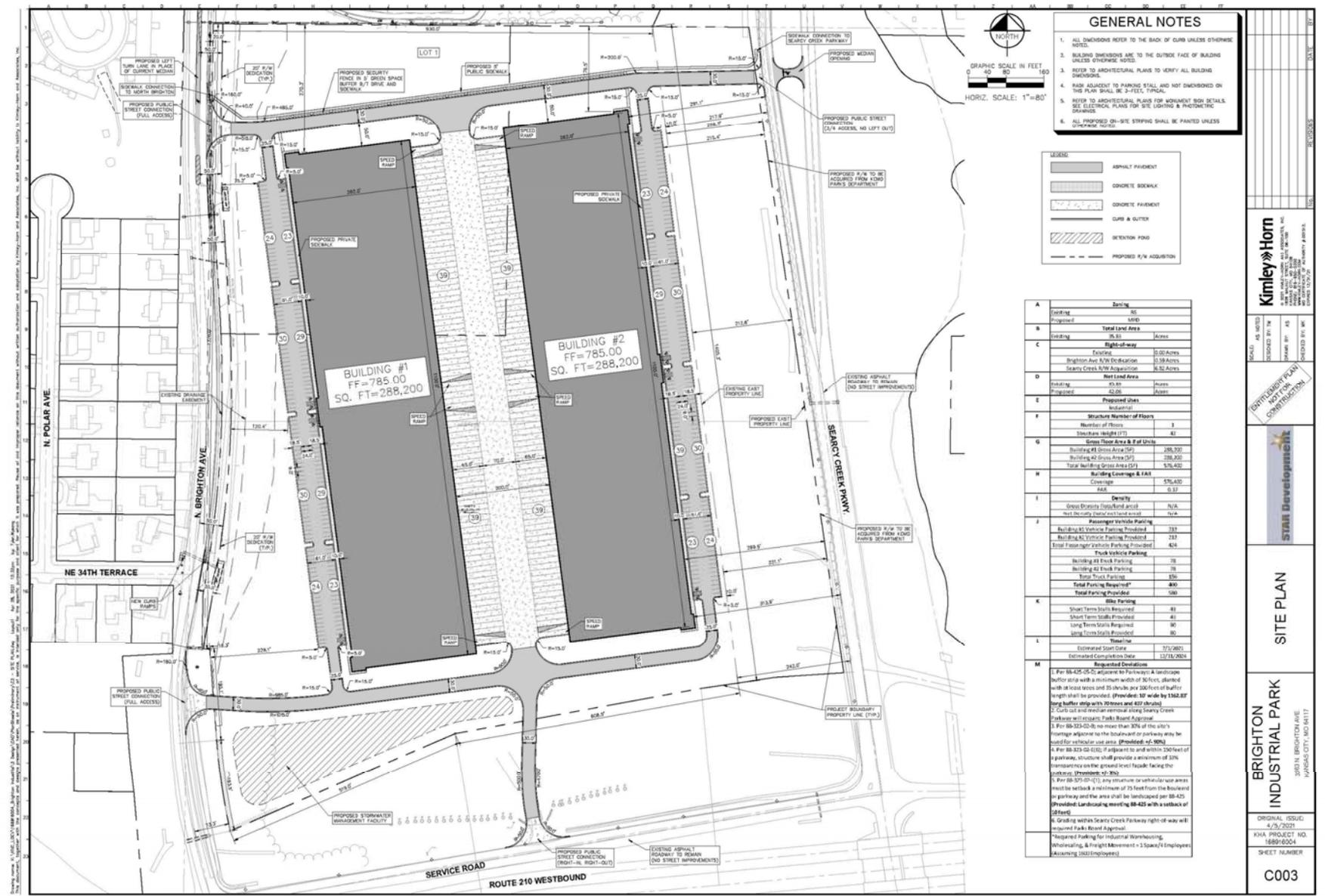
Looking south on  
N. Brighton Avenue & MO-210

# Looking south on Searcy Creek Parkway



Brighton Industrial Site on right

# Site Plan



# Landscape Plan



KANSAS CITY, MO LANDSCAPE CODE TABLE		
ZONING ORDINANCE	REQUIREMENT	PROVIDED
18-425-09-C. TREE PLANTING REQUIREMENTS	<p>LENGTH ALONG BRIGHTON AVE = 1,055.54 FT. 1,055.54 FT. / 20 FT. = 52.78</p> <p>10 STREET TREES REQUIRED ALONG BRIGHTON AVE.</p> <p>LENGTH ALONG 36TH ST. = 120.89 FT. 120.89 FT. / 20 FT. = 6.04</p> <p>4 STREET TREES REQUIRED ALONG 36TH ST.</p> <p>LENGTH ALONG THE SOUTH SERVICE ROAD = 1,015.22 FT. 1,015.22 FT. / 20 FT. = 50.76</p> <p>10 STREET TREES REQUIRED ALONG THE SOUTH SERVICE ROAD</p>	<p>10 STREET TREES PROVIDED ALONG BRIGHTON AVE.</p> <p>4 STREET TREES PROVIDED ALONG 36TH ST.</p> <p>10 STREET TREES PROVIDED ALONG THE SOUTH SERVICE ROAD</p>
18-425-09-D. TREES	<p>AT LEAST 1 TYP. TREAT OF PROVISION PER 1,000 SQUARE FEET OF MUNICIPAL BUILDING COVERAGE (BY LEAVING FOOTPRINT).</p> <p>TOTAL BUILDING SQ. FT. = 528,553.56 SQ. FT. 528,553.56 SQ. FT. / 1,000 SQ. FT. = 528.55</p> <p>128 TREES REQUIRED THROUGHOUT THE SITE</p>	<p>128 DECIDUOUS AND EVERGREEN TREES PROVIDED THROUGHOUT THE SITE</p>
18-425-09-C. VEHICULAR USE AREA ADJACENT TO RESIDENTIAL ZONING DISTRICTS	<p>THE LANDSCAPE BUFFER STRIP MUST BE AT LEAST 10 FEET IN WIDTH AND BE PLANTED WITH ENOUGH EVERGREEN SHRUBS TO FORM A CONTINUOUS VISUAL SCREEN AT LEAST 4 FEET IN HEIGHT.</p> <p>LANDSCAPE BUFFER STRIP REQUIRED ALONG BRIGHTON AVE. AND 36TH ST.</p>	<p>LANDSCAPE BUFFER STRIPS PROVIDED ALONG BRIGHTON AVE. AND 36TH ST.</p>
18-425-09-D. VEHICULAR USE AREA ADJACENT TO PARKWAYS	<p>THE LANDSCAPE BUFFER STRIP MUST BE AT LEAST 10 FEET IN WIDTH AND BE PLANTED WITH AT LEAST 6 TREES AND 10 SHRUBS PER 100 FEET OF BUFFER LENGTH.</p> <p>LENGTH OF BUFFER ALONG SEARCH CREEK PARKWAY = 1,562.82 FT. 1,562.82 FT. / 50 FT. = 31.26</p> <p>11 10" T. TREES AND 25 5" DB. TREES = 108 TREES AND 427 25" DB. TREES AND 807 5" DB. TREES REQUIRED ALONG SEARCH CREEK PARKWAY</p>	<p>10 DECIDUOUS AND EVERGREEN TREES AND 407 SHRUBS ARE PLANTED ALONG SEARCH CREEK PARKWAY</p>
18-425-09-B. INTERIOR LANDSCAPE AREA	<p>AT LEAST 25 SQUARE FEET OF INTERIOR LANDSCAPE AREA MUST BE PROVIDED FOR EACH PARKING SPACE.</p> <p>TOTAL NUMBER OF PARKING SPACES = 424 424 SPACES * 75 SQ. FT. = 31,800</p> <p>31,800 SQ. FT. OF INTERIOR LANDSCAPE REQUIRED</p>	<p>77,400 SQ. FT. OF INTERIOR LANDSCAPE IS PROVIDED THROUGHOUT THE SITE</p>
18-425-09-E. PAVEMENT MATERIALS	<p>ONE TREE IS REQUIRED PER 5 PARKING SPACES.</p> <p>TOTAL NUMBER OF PARKING SPACES = 424 424 SPACES / 5 = 84.8</p> <p>85 INTERIOR TREES REQUIRED</p>	<p>85 TREES ARE PROVIDED THROUGHOUT THE PARKING LOT AREAS</p>
	<p>ONE TREE IS REQUIRED PER PARKING SPACE.</p> <p>TOTAL NUMBER OF PARKING SPACES = 424 424 SPACES / 1 = 424</p> <p>424 INTERIOR TREES REQUIRED</p>	<p>424 TREES ARE PROVIDED THROUGHOUT THE PARKING LOT AREAS</p>

DATE: \_\_\_\_\_

REV: \_\_\_\_\_

**Kimley-Horn**  
KIMLEY-HORN CONSULTANTS, INC.  
100 WEST 10TH AVENUE, SUITE 200  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED  
DESIGNED BY: TW  
CHECKED BY: AS  
DRAWN BY: AS  
DATE: 4/5/2021  
CADD: JAC

**ENTITLED PLAN  
NOT FOR  
CONSTRUCTION**

**STAR Development**

**LANDSCAPE PLAN**

**BRIGHTON INDUSTRIAL PARK**  
3305 N. BRIGHTON AVE.  
KANSAS CITY, MO 64117

ORIGINAL ISSUED:  
4/5/2021

KHA PROJECT NO.  
1589-000A

SHEET NUMBER  
**L001**

# Renderings



Perspective - Northwest Building Entrance



Perspective - West Building Entrance Looking North



Perspective - Northwest Looking Southeast on N Brighton Ave



Perspective - Southwest Looking Northeast on N Brighton Ave



Perspective - Looking East from N Brighton Ave



Perspective - Northeast Looking Southwest on Searcy Creek Pkwy

# MPD Zoning Request Is Appropriate

Section 88-280-01-A lists examples of types of possible MPD development but it does not limit it to the four examples. MPD zoning is appropriate here to address circumstances of the Brighton Industrial property i.e. apartment townhomes to the north and west, single family homes to the west, parkway to the east and heavy industrial and highway to the south. Provides assurance as to type of industrial development.

## MPD STATEMENT OF INTENT

### Brighton Industrial---Northeast Corner of Highway 210 and N. Brighton Avenue

This MPD Plan provides for the preparation and approval of an approximately 36 acre development located at the northeast corner of Highway 210 and N. Brighton Avenue. The property is uniquely situated and is bounded by Missouri Highway 210 on the south which carries high traffic volumes, single family residential across N. Brighton to the west, multi-family units to the north and Searcy Creek Parkway to the east. The property and surrounding area have significant topographical issues and requires a plan which provides for a reasonable use of the property while balancing interests involved in the development of this property. With the adjacency of this property to the highly traveled Highway 201, development of this property for single family residential is not possible and not marketable. The proposed MPD Plan provides for the development of the 36 acre property for two industrial buildings with a total square feet of 576,400 sq. ft. By using MPD, this allows the integration of features addressing this site, buffering of the uses adjacent to this site and providing for a reasonable use of the property while respecting the surrounding uses. This MPD Plan provides greater community benefits by providing assurances of the type of industrial use, number of buildings, sizes, and heights that be permitted and constructed within this planned area and the buffering of the site to the adjacent properties.

# Kansas City Has Found Flexibility in MPD Zoning

Ordinance	Passed	Case Number	Location	Acreage	Use	Notes
Apr 6 2021 CPC		CD-CPC-2021-00018	5928 E 52nd Terr	24.24	non-profit center for the homeless	HALO Center
Apr 6 2021 CPC		CD-CPC-2020-00196	1800 E Front St	30	renovation of existing casino to mixed use development to include retail, hotel and an amphitheater	Casino KC
Feb 2 2021 CPC		CD-CPC-2020-00106	9615-18 Grandview Road	3.25	allow agriculture, wholesale and retail sales, office and short-term rental uses	City Bitty Farm
200458	7/9/2020	CD-CPC-2020-00059	Missouri Highway 169 & Interstate 435	882	development of a data center	Data Center
200369	5/21/2020	CD-CPC-2020-00036	N.W. 88th Street & N Baltimore Ave	12	allows for 250,000 square feet of office facility with 297 parking spaces	Metro North
200276	4/16/2020	CD-CPC-2020-00017	1420 Prospect Ave	0.66	allow for a drive-through restaurant	Taco Bell
200175	3/5/2020	CD-CPC-2019-00080	E. 22nd Street & Tracy Ave	7.02	redevelopment of the Western Bible College historic building to a mixed-use development	
190787	9/19/2019	CD-CPC-2019-00087	Garfield Avenue & E. 38th Terrace	6	Amending the 39th Street Gateway MPD to add two acres for a total area of six acres, allowing for a mixed use development	
190407	5/23/2019	CD-CPC-2019-00038	Broadway, W. 46th Street, Wornall Road	1.5	265,000 square foot development, including two hotel towers	Plaza Hotel
190340	5/23/2019	CD-CPC-2018-00155	MO-152 & MO-169	27	206 multi-family townhome and senior living development	Village at View Crest
170409	7/13/2017	14730-MPD	Westport Road and Mercier Street	1.5	approving a revised development plan that allows for gasoline and fuel sales	QuikTrip

# R-6 Zoning Does Not Provide Reasonable Use Single Family Residential – Land Development Cost

Brighton Industrial (Residential Concept)

Length of Street 5,250.00

Lots 124.00

Engineer's Opinion of Probable Construction Cost

#	Item	Quantity	Unit	Unit Price	Extension
1	Mobilization	5,250.00	\$ per LF	\$30.00	\$157,500.00
2	Construction Staking	5,250.00	\$ per LF	\$7.50	\$39,375.00
3	Erosion Control	5,250.00	\$ per LF	\$17.00	\$89,250.00
4	Tree Removals	7.00	AC	\$5,000.00	\$35,000.00
5	Misc Removals	1.00	LS	\$5,000.00	\$5,000.00
6	Cut & Fill	25,000.00	CY	\$3.00	\$75,000.00
7	Export of Material	85,000.00	CY	\$14.00	\$1,190,000.00
8	Fine Grading	5,250.00	\$ per LF	\$35.00	\$183,750.00
9	Sub-grade Stabilization	5,250.00	\$ per LF	\$19.00	\$99,750.00
10	Base Rock	5,250.00	\$ per LF	\$28.00	\$147,000.00
11	Asphalt Streets	5,250.00	\$ per LF	\$85.00	\$446,250.00
12	Curb & Gutter	10,500.00	\$ per LF	\$18.00	\$189,000.00
13	Sidewalks	21,000.00	SF	\$5.00	\$105,000.00
14	ADA Ramps	1,500.00	EA	\$25.00	\$37,500.00
15	Storm Sewer	5,250.00	\$ per LF	\$90.00	\$472,500.00
16	Sanitary Sewer	5,750.00	LF	\$55.00	\$316,250.00
17	Sanitary Manholes	18.00	EA	\$6,700.00	\$120,600.00
18	Service Laterals	124.00	EA	\$300.00	\$37,200.00
19	Waterline	5,250.00	\$ per LF	\$90.00	\$472,500.00
20	Electrical	5,250.00	\$ per LF	\$34.00	\$178,500.00
21	Signage	12.00	EA	\$250.00	\$3,000.00
22	Temp Traffic Control	1.00	LS	\$5,000.00	\$5,000.00
23	Temp Seeding	36.00	AC	\$1,500.00	\$54,000.00

Sub-Total = \$4,458,925.00

Contingency (10%) = \$445,892.50 \$ per Lot

**Total Construction Cost= \$4,904,817.50 \$39,554.98**

Design Fees \$434,000.00

Testing \$75,000.00

Permits (4%) \$196,192.70

\$ per Lot

**Total Land Development Costs= \$5,610,010.20 \$45,242.02**



# Housing Costs Exceeds Market Value of Area Housing Single Family Residential



## SITE DATA

**TOTAL SITE:** **35.2 ACRES**

ZONING: R-6  
MAXIMUM LOT SIZE: 6,000 SQ. FT.  
MIN. LOT DIMENSIONS: 50' X 120'

TOTAL LOTS: 124 UNITS  
GROSS DENSITY: 3.52 DU/AC

Land Development Costs Plus Land = \$55,000  
Housing Costs = \$275,000 - \$315,000  
Total Cost for Home = \$330,000 - \$370,000

## **Request**

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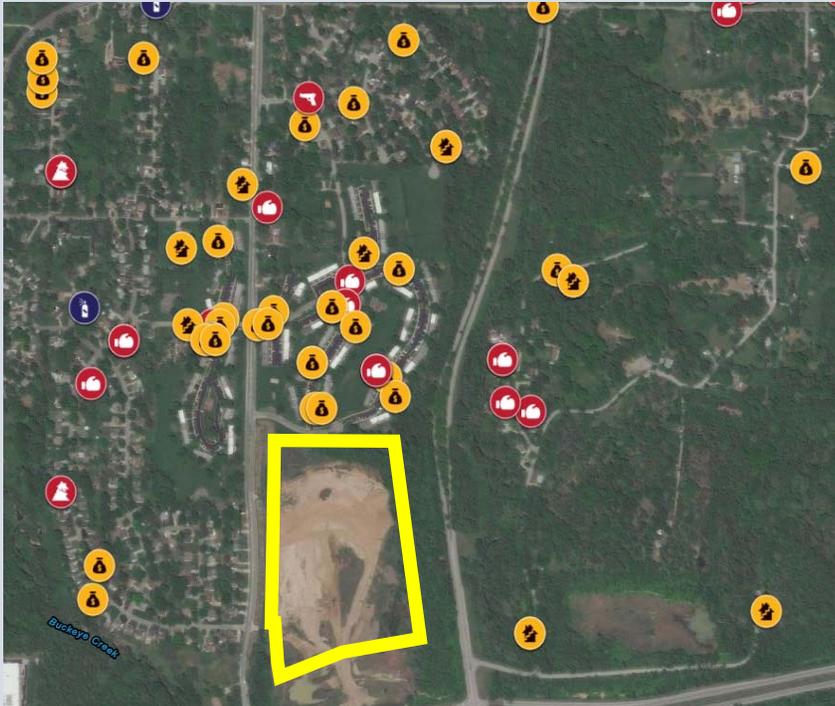
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**Thank You**



# Area Crime Statistics

NE Russell Road on north, MO-210 on south,  
N Cypress Avenue on west and Searcy Creek Parkway on east



## Reported Time Period

01/01/2020 to 02/04/2021

All Assaults (DV and other) – 20

Breaking and Entry – 7

Property Crimes (other such as damage) – 4

Quality of Life (Narcotic to Noise Disturbances) – 4

Robbery (mugging) – 1

Sexual Offenses – 2

Thefts – 11

Theft from Autos – 23

# Aerial View – N. Brighton Ave & MO-210

