

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220328

Ordinance Number

Brief Title

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

Specific Address Approximately 89.48 acres generally located east of the end of the R/W on NE 41st street in Northland Park, Clay County Missouri creating 2 lots and 2 tracts	Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development
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 subdivision.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 1(CL) Hall – O’Neill Other districts (school, etc.) Liberty 230
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. 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. KEY POINTS <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.	Applicants / Proponents Applicant(s) NP Northland Park Industrial, LLC City Department City Planning and Development Other
	Opponents Groups or Individuals None Known Basis of Opposition
	Staff Recommendation <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:
	Board or Commission Recommendation By: City Plan Commission June 16, 2020 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions
	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

Details

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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>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:

Thomas Holloway

Date: April 11, 2022

Reviewed by:

Joe Rexwinkle

Land Development Division (LDD)

City Planning & Development

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

