

MEETING DATE: March 8, 2022, 2021

STAFF: Stuart Borders, Senior Planner

PROJECT NAME: NorthPoint Development Industrial Rezoning

CASE NUMBERS/REQUEST: Case 22-100-03 – Rezoning – Little Blue Parkway/M-78 Highway

A request by NorthPoint Development to rezone the properties along M-78 Highway, Truman Road, and Little Blue Parkway from R-6/PUD (Single Family Residential/Planned Unit Development) and C-2/PUD (General Commercial/Planned Unit Development) to I-1 (Industrial).

APPLICANT: NorthPoint Development

OWNERS: Little Blue Valley (West) LLC; Central Development Association

PROPERTY LOCATION: North of M-78 Highway, south of Truman Road and east of the Little Blue Parkway

SURROUNDING ZONING/LAND USE:

North: R-6 (Single Family Residential), I-1 (Industrial) Undeveloped, County Trace Park
South: R-A (Residential Agriculture), C-2/PUD (General Commercial/Planned Unit Development), I-1; Undeveloped, County Trace Park
East: R-A, I-1; Undeveloped, County Trace Park
West: R-6/PUD, C-2, I-1; City Power Plant,

PUBLIC NOTICE:

- Letters to adjoining property owners – February 18, 2022
- Public Notice published in the Independence Examiner – February 19, 2022
- Signs posted on property – February 16, 2022

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on March 21st and the public hearing/second reading on April 4th.

RECOMMENDATION

Staff recommends **APPROVAL** of this rezoning request.

PROJECT DESCRIPTION/BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by NorthPoint Development LLC (NorthPoint) to rezone the property north and south of M-78 Highway, west of the Little Blue River, and east of the Little

Blue Parkway; and property south of M-78 Highway and west of the Little Blue Parkway from R-6/PUD (Single Family Residential/Planned Unit Development) and C-2/PUD (General Commercial/Planned Unit Development) to I-1 (Industrial).

Current Zoning:	R-6(PUD) C-2(PUD)	Proposed Zoning:	I-1
Proposed Use:	Industrial, warehousing	Acreage:	586.28 acres +/-

BACKGROUND:

Three areas comprise this 586+ acre rezoning application: the property north and south of M-78 Highway, west of the Little Blue River and east of the Little Blue Parkway; and property south of M-78 Highway and west of the Little Blue Parkway, from R-6/PUD and C-2/PUD to I-1.

All of these sites are intended for large, industrial/warehouse buildings with semi-truck/trailer parking. Unlike Eastgate Commerce Center's Business Park sites, there will be no retail sales, light service or restaurant uses for these properties. NorthPoint's attached sketch plan shows a preliminary design of how these warehouses could be situated on the lots. Only the portion of the rezoning property, south of Truman Road and west of the Little Blue Parkway, is planned for Phase 1; the vast majority of the proposed I-1 zoned land is in Phase 2, east of the Little Blue Parkway north of M-78 Highway.

Depending on market demand, NorthPoint anticipates starting construction on Phase 1 this year with Phase 2 in 2024 – 2025, and Phase 3 in 2029 - 2030.

ANALYSIS

The Proposal's Consistency with *Independence for All*, Strategic Plan:

This application, along with others proposed by NorthPoint, furthers the goal of increasing the economic prosperity of the community and providing additional employment opportunities. It will also support the development of an industrial/office business park and the development of a key City corridor.

Comprehensive Plan Guiding Land Use Principles for the Current Designation:

In conjunction with this rezoning application, the applicant seeks to amend the City's Comprehensive Plan to reflect this and the other related applications from NorthPoint. One of the Comprehensive Plan Guiding Principles is to "Provide sufficient opportunities for industrial development sites within the community and promote diversification of the City's commercial/industrial base."

Public Facilities:

Streets/access

No new public streets will be created with the development of these lots. Instead, the existing street network will provide access. Each new drive or access locations will need to be evaluated and approved on their own merits in accordance with final site plans. The sites themselves may need to change in conformance to City staff reviews and required studies (e.g., traffic,

stormwater, sanitary sewer and water). While a traffic study has been submitted, it will be required to be updated as specific locations are submitted for review and engineering approval. However, Bly Road, a collector street, is required to be upgraded and should have a typical asphalt section of 34 feet in width with curb and gutter and sidewalk. For safety, the street shall also be realigned to a 90-degree angle, 'T' intersection with 78 Highway.

Stormwater

The submitted Preliminary Stormwater Drainage Study indicates that tributary management will need to be addressed in future development plans. The low-lying nature of a significant portion of the area east of the Little Blue Parkway may require innovative earthwork and hydrology practices to be implemented. The proposed basins and mitigation areas are an integral part of the development pattern and utilization of the land within the project. There is a detention volume buy-out option for sites within 1,200 linear feet of the Little Blue River, all other areas will require storm water mitigation such as detention and water quality improvements.

Sanitary sewer

A large outfall sewer main running along the east side of Little Blue Parkway is a 120-inch pipe owned by Little Blue Valley Sewer District that will not allow tie-ins to this main. NorthPoint must use existing City infrastructure or Blue Springs sewer mains to extend the sewer facilities. All sanitary sewer main extensions will be public.

Water

Water main extension plans will be required for all phases of this development. A set of water main extension plans will be required for review and approval before any construction may begin on any water mains. Fire hydrants will be required to be laid out per the requirements of the Independence Water Department and the International Fire Code 2018 Edition.

Fire

Northpoint is in conversations with the Fire Department on future servicing needs. Discussions include providing some centrally located property for the possibility of locating a new fire station for better response times as the nearest Fire Station No. 8 is due to be decommissioned and relocated.

Historic and Archeological Sites: There are no apparent historic issues with this property.

REVIEW CRITERIA

Recommendations and decisions on rezoning applications must be based on consideration of all the following criteria:

1. Conformance of the requested zoning with the Comprehensive Plan.

In conjunction with this request, the applicants seek to amend the designation of this property for industrial uses in the Comprehensive Plan. One of the Comprehensive Plan Guiding Principles is to "Provide sufficient opportunities for industrial development sites within the community and promote diversification of the City's commercial/industrial base."

- 2. Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.**

There are no neighborhood or sub-area plans for this area.

- 3. The compatibility of the proposed zoning with the zoning and use of nearby property, including any overlay zoning.**

Much of the nearby property is zoned for single family residential or industrial uses. Lands to the north, south and east are in farm use or otherwise vacant. Land to the west is in public use (City power plant, Sewer District, MCC school facility) or in industrial use (concrete plant)

- 4. The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.**

Besides agricultural uses, the most significant existing uses are public/private industrial level operations west of the Little Blue Parkway. The uses proposed by this rezoning will be compatible with the character and zoning of those properties.

- 5. The suitability of the subject property for the uses to which it has been restricted to under the existing zoning regulations.**

As no development has occurred in 15 years under the current zoning, and the nature of the economy has shifted from one of retail/office orientation to one more service/warehouse orientation, the requested zoning of this property may better reflect this changing market.

- 6. The length of time the subject property has remained vacant as zoned.**

This property has long been in farm usage or vacant with no development activity.

- 7. The extent to which approving the rezoning will detrimentally affect nearby properties.**

As both proposed sites are either adjacent to property in civic use (Metropolitan Community College on the west) or in agriculture use (on the east), this rezoning is not expected to have a detrimental effect on neighboring properties.

- 8. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.**

If the rezoning is denied it, would have a negative effect on the landowners and the developers of this Eastgate Commerce Center project. As mentioned above no development activity has occurred in the 15+ years under the current zoning.

EXHIBITS

1. Project Narrative by Applicant
2. Application
3. Notification Letter
4. Affidavit Mailing List
5. Overall Phasing Exhibit
6. Overall Plan
7. Industrial Rezoning Area
8. Traffic Impact Study (TIS)
9. TIS Supplemental
10. Comp Plan map
11. Zoning map