

MEETING DATE: October 25, 2022

STAFF: Stuart Borders, Senior Planner

PROJECT NAME: Cargo Largo Replat A

CASE NUMBER/REQUEST: **Case 22-320-04 – Final Plat – Cargo Largo Replat** – A request by Dan Jensen for a final plat at 13900 E. 35th Street

APPLICANT: Dan Jensen, Kessinger Hunter

OWNER: Dee Pack, D & J Realty Holding, LLC

PROPERTY ADDRESSES: Various addresses

SURROUNDING ZONING / LAND USE:

North: I-1 (Industrial); mini-storage, auto body repair, warehousing

South: C-2 (General Commercial), I-1; Contractor business, commercial uses

East: C-1 (Neighborhood Commercial), C-2; car dealerships, high school

West: I-1; Unilever plant, Missouri Conservation Commission property (park)

FURTHER ACTION:

Following action by the Planning Commission, this final plat is scheduled for review and approval by the City Council on November 21, 2022

RECOMMENDATION

Staff recommends **APPROVAL** of this final plat with the following conditions:

1. Change plat title to 'Cargo Largo Replat A'.
2. Change the 'Municipal Services Director – Designee' to 'Jaclyn White – City Engineer.
3. Change 'Approved by the Jackson County Assessor' to 'Jackson County Assessment Department'.
7. Add address numbers to plat: Lot 1A is 3232 S. Noland Road; Lot 2A is 3301 S. Weatherford Road or 13900 E. 35th Street; Lot 3 is 3220 S. Weatherford Road; Lot 4A is 3300 S. Weatherford Road.
8. Standard five-foot utility easements are needed along all street frontages of the lots.
9. Show sidewalks along street frontages.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by Dan Jensen for final plat approval of the Cargo Largo Replat A, at the Northwest corner of S. Noland Road and E. 35th Street.

Current Zoning: C-2 and C-2/PUD (General Commercial/Planned Unit Development)

Proposed Zoning: Unchanged

Current Use:	Current/future Cargo Largo buildings	Proposed Use:	Commercial properties
Acreage:	46.50 acres +/-	Number of lots	4 lots

BACKGROUND

Cargo Largo is now constructing its 524,672 square foot facility on approximately 30 acres north of the proposed 33rd Street. The proposed facility will house a new retail store (approximately 75,000 square feet) as well as the corporate headquarters offices (approximately 10,000 square feet), a warehousing/distribution center (approximately 446,000 square feet) with a 60,000 square feet mezzanine level. This proposed facility will consolidate the operations from three facilities into a single structure. The area will be accessed from Noland Road via 33rd Street and multiple driveways onto Weatherford Road, which will connect 31st Street to 35th Street.

PROPOSAL

This replat includes four lots and street rights-of-way that encompasses the current and future Cargo Largo holdings on Noland Road and 35th Street. It includes four commercial lots ranging in size from 0.76 acres (Lot 3A on the west side of Weatherford) to 30.21 acres (Lot 1A, the site of the new building). The plat also dedicates rights-of-way for realigned Weatherford and 33rd Street. While the main purpose of this replat is to provide some additional land area for the new main building, the three primary revisions include:

1. The current store property is now included as Lot 2A, it was excluded from the previous plat.
2. The alignment of Weatherford Road shifts west slightly to increase the land area for Lot 1A for the new building.
3. On the west side of Weatherford, former Lot 3 was split into Lots 3A and 4A.

PHYSICAL CHARACTERISTICS OF PROPERTY

The owner has spent the couple of years grading out this site, preparing it for the construction of the building. It’s now under construction with most of the tilt-up exterior concrete walls in place. Much of the public improvements (water sewer, streets) have been constructed or are currently under construction.

CHARACTERISTICS OF THE AREA

It’s an eclectic mix of existing land uses in the area around the site. There are industrial uses to the north and southwest and a City park directly west of the site. Across Noland Road to the east is Truman High School along with auto dealerships and a grocery store. Land to the south/southeast is in various retail and services uses.

ANALYSIS

Consistency with *Independence for All, Strategic Plan:* The redevelopment project will have a positive impact on this highly visible intersection along the Noland Road corridor.

Comprehensive Plan Guiding Land Use Principles: On this northwest quadrant of the Noland Road and 35th Street intersection, all of property is designated for ‘Business Park’ save for the existing Cargo Largo store, the Sonic restaurant, and the library. This category includes

manufacturing, transportation and wholesale activities, office and research facilities, and limited retail and services. Cargo Largo's proposed operation for this proposed facility fits well within that category. Also, a guiding principle in *Imagine Independence 2040* plan calls to promote growth, innovation, investment, and opportunity; this development plan aligns with that guiding principle.

Historic Buildings/Archaeological Sites: The project site is considered by local historians to be archaeologically significant due to its affiliation with the Santa Fe Trail. As the documentation presented has not yet been corroborated, the information should be taken under advisement.

Streets and Public Utilities:

All utility services are being extended throughout the property and will be operational in conjunction with the construction of private improvements including stormwater management facilities. Certain public infrastructure improvements will be made to streets and property within and surrounding the area consisting of, among other things, the construction of:

- Westbound right-turn lane from 35th Street to Lynn Court (now Weatherford Road)
- New street connecting northbound and southbound Weatherford Road
- New street (33rd Street) westbound from Noland Road to Weatherford Road
- Southbound right-turn lane from Noland Road to 33rd Street
- Traffic signalization improvements
- Sewers and related utilities

These improvements are being financed through a development agreement between the City and Cargo Largo.

The proposed final plat is consistent with the approved preliminary development plan and development agreement with the City.

EXHIBITS

1. Applicant's letter
2. Application form
3. Replat
4. Comp plan map
5. Zoning map