

EastGate Commerce Center I1 – Industrial Rezoning

NorthPoint Development proposes a minor modification to EastGate Commerce Center within the Independence community. The portion of the development subject to this rezoning application contemplates approximately 290,000 square feet of Class-A industrial space. The property in question is located along the southeast corner of Highway 78 and Little Blue Parkway intersection. This park will be built out in the next 10-15 years and is located on approximately 28 acres. Under the proposed plan this equates to a FAR coverage of 24%.

The property is currently zoned BP/PUD and C2/PUD and we are proposing a zoning change to I-1 Industrial. Relocating the B4 building across the parkway is the main intent of the rezoning change and having the commercial lots closer to the Highway 78, Truman Rd, and Little Blue Parkway triangle is a better long term use for this area. Shifting the Industrial building to the East of The Parkway matches the adjacent industrial uses. This zoning is consistent with property in the area and believe our proposed development will be a job generator and economic enhancement to the community. We are committed to partnering with the city of Independence to create a high-quality development that the community can be proud of. With respect to that commitment, the buildings within the Industrial zoned area will be designed to be versatile to a large number of regional and national users. Therefore, the buildings themselves will be designed with quality building materials, architectural elevations with vertical and horizontal articulation and interior clear heights required to support bulk users.

The appropriate zoning district for this project is I-1 Industrial. The uses permitted within this zoning district allow for a variety of manufacturing and warehousing uses that will attract quality tenants to the buildings. Appropriate parking and storm water detention will be provided in support of the development. Tenants will be subject to lease covenants and restrictions consistent with NorthPoint's national standards. Common open spaces shared by these tenants will be maintained by the property owner as set by O&M manuals to be developed.

NorthPoint is working with the relevant utility providers to expand infrastructure as needed to serve the proposed development.

Thank you for your consideration,



Trenton Squiers
NorthPoint Development Inc.
Development Manager