

**MEETING DATE:** January 23, 2024

**STAFF:** Brian L. Harker, Senior Planner

**PROJECT NAME:** Eastgate Commerce Center

**CASE NUMBERS/REQUEST:** **Case 24-100-06 – Rezoning – Little Blue Parkway/M-78 Highway – A** request by NorthPoint Development to rezone the property at the southeast corner of M-78 Highway and Little Blue Parkway from B-P/PUD (Business Park/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

**PROPERTY LOCATION:** South of M-78 Highway, north of Truman Road and east of the Little Blue Parkway

**SURROUNDING ZONING/LAND USE:**

- North:** I-1 (Industrial)...Undeveloped land
- South:** B-P/PUD (Business Park/Planned Unit Development)...Undeveloped land
- East:** B-P/PUD (Business Park/Planned Unit Development) and I-1 (Industrial)...Undeveloped land and county park
- West:** B-P/PUD (Business Park/Planned Unit Development) and C-2 (General Commercial)...Undeveloped land

**PUBLIC NOTICE:**

- Letters to adjoining property owners – January 4, 2024
- Public Notice published in The Kansas City Star – January 6, 2024
- Signs posted on property – January 5, 2024

**FURTHER ACTION:**

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on February 19, 2024 and the public hearing/second reading on March 4, 2024.

### RECOMMENDATION

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

### PROJECT DESCRIPTION/BACKGROUND INFORMATION

**PROJECT DESCRIPTION:**

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

<b>Current Zoning:</b>	B-P/PUD (Business Park/Planned Unit Development) & C-2/PUD (General Commercial/PUD)	<b>Proposed Zoning:</b>	I-1 (Industrial)
<b>Proposed Use:</b>	Industrial, warehousing	<b>Acreage:</b>	27.85-acres

**BACKGROUND:**

NorthPoint Development proposes a minor modification to EastGate Commerce Center. The portion of the development subject to this rezoning application contemplates approximately 290,000-square feet of Class-A industrial space. The tract is located southeast of the intersection of Highway M-78 and Little Blue Parkway. This tract will be built out in the next 10 to 15 years.

Relocating the B4 building across the parkway is the intent of the zoning change. Shifting the Industrial building to the east of the parkway matches the adjacent industrial uses. This rezoning is consistent with property in the area. The buildings within the Industrial zoned area will be designed to be versatile to a large number of regional and national users.

NorthPoint’s attached sketch plan shows a preliminary design of how this warehouse could be situated on the lot.

**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:**

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.”

**Sub-Area Plans:**

The property is located within the Little Blue Valley Plan Area.

**Public Facilities:**

Streets/access

No new public streets will be created with the development of this lot. 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 plan. The site itself 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.

### Stormwater

The previously 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.

**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.**

*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.**

*This tract is located in the Little Blue Valley Plan 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 to the north is zoned for industrial purposes. Land to the west and south are zoned for Business Park uses.*

**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 more than 15 years under the current zoning, and the nature of the economy has shifted from one of retail/office orientation to one more of a service/warehouse orientation, the requested zoning of this property may better reflect this changing market and proposed industrial buildings to the north and east.*

**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.**

*This rezoning is not expected to have a detrimental effect on neighboring properties. The industrial zoning along with the larger format building would be in keeping with the proposed industrial buildings to the north and east.*

**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. Narrative
2. Application
3. Notification Letter
4. Addresses
5. Affidavit
6. Existing Zoning Map
7. Proposed Zoning Map
8. Building Site Plan
9. Elevations
10. Overall Site Plan