

COMMUNITY PROJECT/ZONING

180105

Resolution Fact Sheet

Resolution Number

Case Nos. 757-S, (Companion Cases) 223-S-2, 304-S-2, 237-S-2, 221-S-3, 630-S-2

Brief Title _____ Approval Deadline _____ Reason _____

To consider approval the *Riverfront Industrial Area Plan* as a guide for future development, redevelopment, and public investment.

Details	Positions / Recommendations	
<p>Specific Address</p> <p>The area generally bounded by the City Limits on the north, Coal Mine Road on the south, I-435 south of the Missouri River and the City Limits north of the Missouri River on the east, and I-35/I-29 and generally following the railroad tracks south of the Missouri River, I-435 & The City of North Kansas City north of the Missouri river to the west. (see attachments 1&2)</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director City Planning and Development</p>
<p>Reason for Project</p> <p>Approving the Riverfront Industrial Area Plan as a guide for the future development, redevelopment, and public investment within the area bound generally by area listed above; and repealing and replacing the existing Birmingham Area Plan adopted on December 29, 1977 by Resolution 48539, Northeast Industrial Area Plan adopted on June 17, 1983 by Resolution 55195, by Riverfront Area Plan adopted on August 10, 1978 by Resolution 49413, by Blue Valley Industrial Area Plan adopted on January 12, 1978, and the Eastwood Hills Neighborhood Plan adopted on November 17, 2005 by Resolution 051299 with the Riverfront Industrial Area Plan.</p>	<p>Programs, Departments, or Groups Affected</p>	<p>Council District(s):</p>
<p>Discussion</p> <p>The city is divided into 18 areas for which individual “area plans” are being prepared. These plans implement the policies of the FOCUS Kansas City Plan on an area-basis, recommend strategies to help realize a community’s long-range vision for the future and provide a comprehensive framework to guide public policy on land use, housing, infrastructure, community development, and public services. Area plans are both proactive (identify actions and strategies) and reactive (provide criteria to evaluate proposals and assist decision-making). The Plan is the synthesis of community values and technical analysis to produce actionable strategies and policy recommendations to guide the future development of the Riverfront Industrial area.</p>	<p>Applicants/ Proponents</p>	<p>City Planning & Development Department</p>
	<p>Opponents</p>	<p>Groups or individuals None known Basis of Opposition:</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission, 2/6/17, 7-0, Baker-Hughes, May, Archie, Crowl, Burnette, Henderson, and Macy.</p> <p><input checked="" type="checkbox"/> Approval <input type="checkbox"/> Approval, with conditions <input type="checkbox"/> Denial</p>

<p>Planning Process Public participation was essential for preparing the Riverfront Industrial Area Plan and included extensive interaction utilizing:</p> <ol style="list-style-type: none"> 1. A Citizen Steering Committee. 2. A Staff Technical Committee. 3. Public Participation. 4. MySidewalk Web Site 5. Survey of area business owners 6. Project web site 	<p>Council Committee Actions</p>	<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
---	---	--

Policy / Program Impact		
<p>Companion Products</p> <p>Technical Findings -An analysis of land use, urban design, transportation, infrastructure and open space systems were completed in support of the plan.</p> <p>Data Book –A collection of background and supporting information for the development of the Riverfront Industrial Area Plan.</p> <p>Business Survey - A statistically significant survey of area businesses</p> <p>Market Analysis - An assessment of economic trends, market conditions, development trends and workforce development issues impacting the area.</p>	<p>Policy or Program Change</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
	<p>Operational Impact Assessment</p>	
Finances		
<p>Plan Components</p> <p>Vision Statement The Vision Statement for the Riverfront Industrial Area Plan captures key themes, issues and priorities and documents the desired changes of the community refined through the public planning process. It describes an intended future outcome and sets the direction for future strategies and initiatives. The following states the vision for the area, and provides direction for all of the recommendations within the Plan:</p> <p style="padding-left: 40px;"><i>The Riverfront Industrial Area supports a thriving industrial economy. The environment is attractive to reinvestment and is accessible by the workforce and visitors by multiple modes of transportation. The high-quality and well-integrated urban design offers amenities for workers and is supported by sustainable infrastructure systems.</i></p>	<p>Cost & Revenue Projections – Including Indirect Costs</p>	
	<p>Financial Impact</p>	
	<p>Fund Source and Appropriation Account Costs</p>	

CPC Date: February 6, 2018

Fact Sheet Prepared by:
John DeBauche, AICP, Lead Planner
Chase Johnson, Planner

Date: February 7, 2017

Reviewed by:
Kyle Elliott, Manager
Long Range Planning & Preservation Division

Date: February 7, 2017

Reference or Case Numbers: 757-S, 223-S-2, 304-S-2, 237-S-2, 221-S-3, 630-S-2

Goals

The Plan Goals support the Vision Statement of the plan and are the core action components of the plan. These are the most important goals to accomplish the plan Vision and are the guiding framework for the detailed recommendations. Like the Vision Statement, these goals are derived from and shaped by community stakeholder input and vetted through the planning process. The Plan Goals for the Riverfront Industrial Area Plan are:

1. Build upon the area's economic competitive strengths and unlock development opportunities.
2. Attract and retain industries by establishing distinct areas with appropriate uses and physical characteristics.
3. Expand connections and mobility between jobs, amenities, and nearby communities.
4. Integrate resilient and green infrastructure throughout the area for long-term sustainability.

ECONOMIC DEVELOPMENT

CHAPTER ORGANIZATION

The Economic Development chapter is intended to provide an outline for economic development related strategies and provide a framework for priorities that support the Plan's goals and guiding principles. Implementation strategies in the chapter are designed to attract development and investment to the Riverfront Industrial area.

GUIDING PRINCIPLES

- Target business and entrepreneurial activities that complement global trends, integrate with regional growth sectors, and leverage the riverfront industrial area's local competitive strengths
- Encourage growth of cutting-edge and jobs-rich business activities, such as advanced manufacturing and research & development uses
- Promote creative reuse and redevelopment of underutilized properties while integrating opportunities to grow amenities for workers
- Partner with regional workforce development efforts to grow jobs with opportunities for advancement, and to connect potential workers with these jobs
- Support private sector investment through complementary public actions focused on public-private partnerships, investment in infrastructure, and collaborative resolution of site-specific constraints

LAND USE AND DEVELOPMENT

CHAPTER ORGANIZATION

The Land Use & Development Chapter provides guidance for future development within the Plan area. The key components of this chapter are the Recommended Land Use Map and Development Form Map and Guidelines. The Recommended Land Use Map identifies the specific land use types and densities for a location while the Development Form Guidelines describe how the built environment should look, feel and function.

LAND USE PLAN

The Land Use Plan is a guide for future development requests and rezonings. It depicts an intended future development pattern and describes the character, intensity and location of various types of land uses. The LUP is intended to prevent future land use conflicts, safeguard natural resources and plan for the orderly and predictable development of the Riverfront Industrial Area. The plan helps to ensure that land uses and the transportation system are integrated and support each other.

GUIDING PRINCIPLES

- Provide a framework for the future development of the area resulting in a predominantly urban industrial pattern
- Create quality development and redevelopment that enhances the character of the area
- Integrate land uses with economic development, transportation, infrastructure, and natural systems

TRANSPORTATION

CHAPTER ORGANIZATION

The transportation chapter provides recommendations to guide the development of a multi-modal transportation system in the Riverfront Industrial area and makes recommendations for both the public and private sectors. Recommendations will help the City prioritize transportation improvements and help industries understand the level of improvements that are expected in the area.

GUIDING PRINCIPLES

- Support industrial uses with rail access and intermodal infrastructure
- Enable vehicular connections to productive sites via surface roads and highways
- Extend accessibility from surrounding neighborhoods to jobs and amenities with sidewalks, trails, and bicycle facilities
- Improve transit service between neighborhoods and job centers

INFRASTRUCTURE

CHAPTER ORGANIZATION

The infrastructure chapter provides recommendations to guide the development of systems including sewers, stormwater drainage, and flood protection system in the Riverfront Industrial area. Recommendations will help the City prioritize infrastructure improvements.

GUIDING PRINCIPLES

There are significant infrastructural investments planned for the next 15 years. Each plan needs to be assessed for adequacy and ongoing maintenance costs, as new technology, and new industry develops in the area. Planned sewer improvements are through the City's Smart Sewer Program to reduce and control sewer overflows with sewer rehabilitation, green infrastructure, storage, and improved wastewater treatment. Flooding from rivers, outside the levee system appears to be under control, but flooding inside the levee continues to be a challenge. Recent years have brought high speed communications and available power capacity that is untapped by users.

- Manage the existing levee system and flood control systems to evaluate appropriate flood control, environmental, societal, educational, and residential opportunities
- Reduce and control sewer overflows to address sewer issues
- Manage stormwater as a valuable natural resource

IMPLEMENTATION

GOAL

The Implementation chapter provides an overall framework to realize the plan's vision and goals for the area by providing guidance in carrying out projects and initiatives identified in the plan.

CHAPTER ORGANIZATION

The chapter includes an overall framework to guide plan implementation, including overall priorities, what elements and resources are needed to realize the plan vision, how to get started, and what to focus on initially. The Decision Making Criteria provides guidance on how to evaluate future proposals and requests to change the plan to ensure that projects are substantially advancing the goals and aspirations of the plan. The Implementation Matrix identifies a general phasing, cost, and responsible entities to carry out key projects and initiatives recommended in each chapter.

STAFF COMMENTS

The City Planning and Development staff has worked extensively with stakeholders in the Riverfront Industrial Area in the creation of this plan. The plan's recommendations are based on extensive analysis of existing conditions and trends as well as community input and values. Staff has guided the development of the plan to ensure consistency with the FOCUS Kansas City Plan and the Citywide Business Plan Goals as well as adherence to the department's standards for plan content and process. The planning process included extensive public involvement and staff feels that a consensus vision for the area has been reached. Staff is supportive of the recommendations, key principles and guidelines of the plan and requests that the plan be approved.

RECOMMENDATION

The City Planning and Development Department staff recommends that **Case No. 757-S** – Approving the Riverfront Industrial Area Plan; **Case Number 223-S-2** - Repealing and replacing the Birmingham Area Plan with the Riverfront Industrial Area Plan; **Case Number 304-S-2** – Repealing and replacing the Northeast Industrial District Area Plan with the Riverfront Industrial Area Plan; **Case Number 237-S-2** –Repealing and replacing the Riverfront Area Plan with the Riverfront Industrial Area Plan; **Case Number 221-S-3** – Repealing and replacing the remaining portions of the Blue Valley Industrial Area Plan with the Riverfront Industrial Area Plan; **Case Number 630-S-2** - Repealing and replacing the remaining portions of the Eastwood Hills Neighborhood Plan with the Riverfront Industrial Area Plan; be **APPROVED**.

Respectfully Submitted

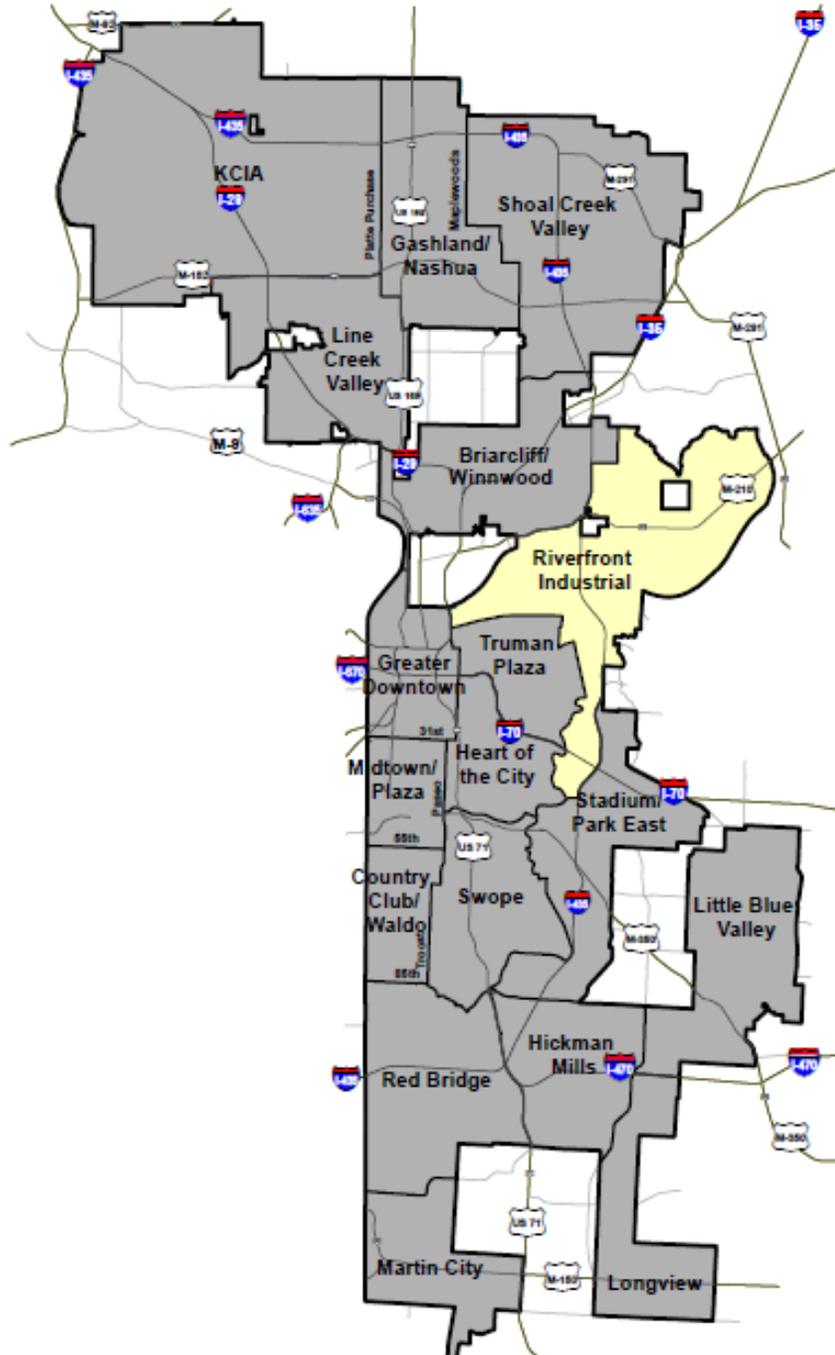


John DeBauche, AICP
Planner, Long Range Planning & Preservation Division, City Planning & Development
Department



Chase Johnson, CFM
Planner, Long Range Planning & Preservation Division, City Planning & Development
Department

Attachment 1: Riverfront Industrial Planning Area (18 Planning Areas)



Attachment 2: Riverfront Industrial Area Plan Boundary Map

