



City Planning & Development Department

Development Management Division

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**STAFF REPORT** December 16, 2014 (3)

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**RE:** **Case No. 175-S-31**

**APPLICANT:** Chris Wolfe  
Cerner Property Development, Inc.  
2800 Rock Creek Pkwy  
North Kansas City, MO 64117

**LOCATION:** Hillcrest Road from E 87<sup>th</sup> Street to the north  
Bannister Road to the south

**REQUEST:** to amend the Major Street Plan by deleting a portion of Hillcrest Road from E 87<sup>th</sup> Street to Bannister Road, allowing for the vacation and privatization of that section of the street

**SURROUNDING LAND USE:**  
**North:** zoned URD, Jeremy Franklin Suzuki  
**South:** zoned URD, Existing commercial development  
**East:** zoned URD/ R-7.5, Kansas City Southern Railroad tracks, Timberlane Village, Hickman Mills High School and single family residences  
**West:** Interstate 435

**LAND USE PLAN:** The Hickman Mills Area Plan (HMAP), adopted by the City Council Resolution No. 071240 on December 6, 2007, recommends Mixed Use Community, Commercial and Conservation District land use at this location.

**MAJOR STREET PLAN:** East 87<sup>th</sup> Street is classified as a local link/thoroughfare and Hillcrest Road is classified as a thoroughfare by the City's Major Street Plan at this location. East 93<sup>rd</sup> Street is not classified by the Major Street Plan. The plan shows future bike facility on E. 87<sup>th</sup> Street and a future trail on E 93<sup>rd</sup> Street and Hillcrest Road.

**ARTERIAL STREET IMPACT FEE:** Hillcrest Road is located within Street Impact Fee District G and subject to impact fees as required by

Chapter 39.

**PREVIOUS CASES:**

**Case No. 1692-V** – On October 21, 2014 City Plan Commission recommended approval of the vacation of a portion of Hillcrest Road from 87th Street to 93rd Street, a portion of Fire House Road north of 93rd Street and a portion of 91st Street west of Kansas City Southern Railroad right of way.

**Case No. 6720-URD-15** – Ordinance No. 130768 passed by City Council on October 10, 2013 rezoned about 252 acres, generally bounded by 87th Street to the north, I-435 on the west, the Kansas City Southern Railroad on the east, and Bannister Road on the south from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), and approval of a development plan for a mixed use development that includes 4.5 million square foot of office and 450,000 square foot of retail/commercial.

**Case No. 6720-URD-14** – Committee Substitute Ordinance No. 071241 passed by City Council on December 6, 2006 rezoned about 467 acres, generally bounded by I-435 on the west, E 87th Street on the north (extending about 500 feet on the north side), the Kansas City Southern Railroad, Old Santa Fe Road and Hillcrest Road (south of Bannister Road) on the east, and Bannister Road on the south (extending about ½ mile on the south side), from District R-1a (One-Family Dwellings Medium Density), R-2b (Two-Family Dwellings), CP-2 (Local Planned Business Center), C-3a1-p (Intermediate Business, Limited district), and CP-3 (Regional Planned Business Centers) to URD (Urban Redevelopment District).

**Case No. 657-S-1** - Council Resolution No. 071240 on December 6, 2007, amended the Hickman Mills Area Plan by changing the recommended land use from Residential Low Density and Conservation District to Office and Conservation District on about 80 acres within an area generally bounded by 93rd Street on the north, Kansas City Southern Railroad on the east, Bannister Road on the south and approximately 400 feet east of Hillcrest Road on the west, and an area generally bounded by 91st Street on the north, Kansas City Southern Railroad on the west, 93rd Street on the south and Old Santa Fe Road on the east.

**Case Nos. 6817-URD-13 through 16** – Rezoned the area of the mini-storage and the area south to District URD for the Hickman Mills TIF Plan.

**Case No. 422-S** - The Hickman Mills Tax Increment Financing Plan was approved by City Council Ordinance on November 25, 1992. Upon the 11.7 acre subject site, the plan proposed construction of six office/warehouse structures.

**Case Nos. 7246-P-1 through 7** – Rezoned the area on the north side of E. 87th Street and approved various amendments and final plans.

**Case Nos. 6552-CP through CP-22** – Rezoned the area at the southeast corner of I-435 and Bannister Road to CP-3 and approved numerous plan amendment and final plans. **Cases No. 6720-CP, CP1, CP2, and CP3** rezoned the subject property to District CP2 in November 1973 (Ordinance 43385). Subsequently, the plan was amended, and in July of 1979 the property was rezoned to District CP3 (Ordinance 50554). Case No. 6720CP4 rezoned the property to District CP3 so that lighting standards of 35 ft. (rather than 18 ft.) could be utilized.

**SD 0406, Final Plat** - Replat of Bannister Mall, Tracts 1 through 10 - Created 10 tracts on 90 acres in District CP-3. (Ordinance No. 900582, passed November 1, 1990)

**SD 0406A, Preliminary Plat** - 3 Trails Village Square - Approved a preliminary plat to allow for a lot for a new fire station and dedication of public street right-of-way into the site. (Ordinance No.051049 passed September15, 2005).

**Case Nos. 9515-CP through CP-28** – Rezoned the Bannister Mall area and the Benjamin Plaza area and approved numerous amendment and final plans.

**Case No. 6720-UR-16** – Rezoned about 290 acres, generally bounded by 87th Street on the north, Bannister Road on the south, the Kansas City Southern Railroad tracks on the east and I-435 on the west, to District UR (Urban Redevelopment) and abandoned the underlying Three Trails URD Plan (Passed by CS Ord. No. 071241 passed December 13, 2007 on about 467 acres).

#### **PLAN REVIEW/ANALYSIS:**

Hillcrest Road is 110 feet wide and approximately one mile long from its intersection at 87<sup>th</sup> Street to its intersection at Bannister Road. The roadway is four-lanes wide and divided with a median. Sidewalks line the road on both the east and west. The road increases to 6 lanes at the intersection of 93<sup>rd</sup> Street – four lanes to north/south traffic and two lanes for left and right turns onto 93<sup>rd</sup>. The road increases to six lanes again near an entrance to the former Hypermart. At the intersection of E 87<sup>th</sup> Street the road increases to six lanes of traffic, as well.

The Hillcrest Road provided access to the Bannister Mall area before the mall and adjacent strip malls were demolished. The site is being redeveloped by Cerner into a mixed use development that includes 4.5 million square foot of office and 400,000 square foot of retail/ commercial. The existing plan allowed for 11 towers, two data centers, a daycare center and a service center within 14 phases.

A request to vacate Hillcrest Road as a public right of way and convert it to a private drive from E 87<sup>th</sup> Street to E 93<sup>rd</sup> Street has been submitted and recommended for approval by the City Plan Commission. Hillcrest Road is proposed to be realigned internally, but will retain the same tangent points at E 87<sup>th</sup> Street and E 93<sup>rd</sup> Street. Access to the campus will then be gated to ensure a secured campus. The realigned Hillcrest would have median dividing north/south traffic and sidewalks. Hillcrest from E 93<sup>rd</sup> Street south to Bannister Road would retain the current alignment and width and would remain public.

Hillcrest Road is designated as an Arterial Road with 4 lanes of traffic on the Major Street Plan. Arterials generally meet the following criteria:

- Interconnect with and augment the interstate and state highway systems
- Serve moderate-length trips (generally between one and ten miles)
- Provide more access (but less mobility) than the interstate and state highway systems, but less access (and more mobility) than collectors and local streets
- Carry volumes in excess of 8,000 vehicles per day
- Distribute travel to geographic areas smaller than those served by the interstate and state highway systems.
- Generally do not penetrate identifiable neighborhoods (although long-established arterials may do so)

Streets on the Major Street Plan provide a transportation network for the public. These streets are built to adopted standards based on:

- The already built street network and its observable functionality.
- The topography and environmental constraints in undeveloped areas which affects the feasibility and alignment of future roadway connections and enhancements.
- Physical constraints in built-up areas – which limit future improvements on certain facilities.
- The City's travel demand forecasting model scenario based on buildout land-use assumptions for the City – which affects the need for future roadway connections along with the ultimate needed capacity of existing and future roads.
- Area Plans and other City planning processes

In order for a street identified on the Major Street Plan to be privatized it must be deleted from the Plan. Privatizing Hillcrest Road would drastically reduce the number of travelers and would impact north/south connectivity in the area. The nearest north/south street providing connection from E 87<sup>th</sup> Street to Bannister Road would be Blue Ridge Boulevard (identified as a Thoroughfare, 4 lanes) and Hickman Mills Drive (identified as an Established Arterial, 4 lanes). These roadways are approximately 3/4 of a mile from Hillcrest Road.

Fire Station No. 41 is located directly south of the portion of Hillcrest Road to be vacated and the South Patrol Police Station is approximately one mile south of the portion to be vacated. The plan proposes two north-south frontage roads, with an underpass on the east and west sides of I-435 between E 87<sup>th</sup> Street and E Bannister Road. Once established the new frontage roads should be assessed for addition to the Major Street Plan. The main entry to the Cerner campus will be via a central drive off the frontage road. The plan shows the extension of the Old Santa Fe trail through the development to Bannister Road as required by the City's Major Street Plan. These portions of roadway will be constructed in a later phase of the project.

There is a future trail along Bannister until Hillcrest and then north on Hillcrest to E 93rd Street, and then along E 93rd Street to the eastside of the KC Southern RR., and then north to the east of the railroad alignment to a completed trail on E 91st Street. Staff recommends that the trail be located behind the fire station. The developer also agreed to provide Three Trails historic monuments along the trail.

**RECOMMENDATIONS:**

Staff recommends approval of Case No. 175-S-31 with the following conditions:

1. Hillcrest Road is vacated from E 87<sup>th</sup> Street to E 93<sup>rd</sup> Street.

Respectfully submitted,



Ashley Winchell  
Staff Planner