



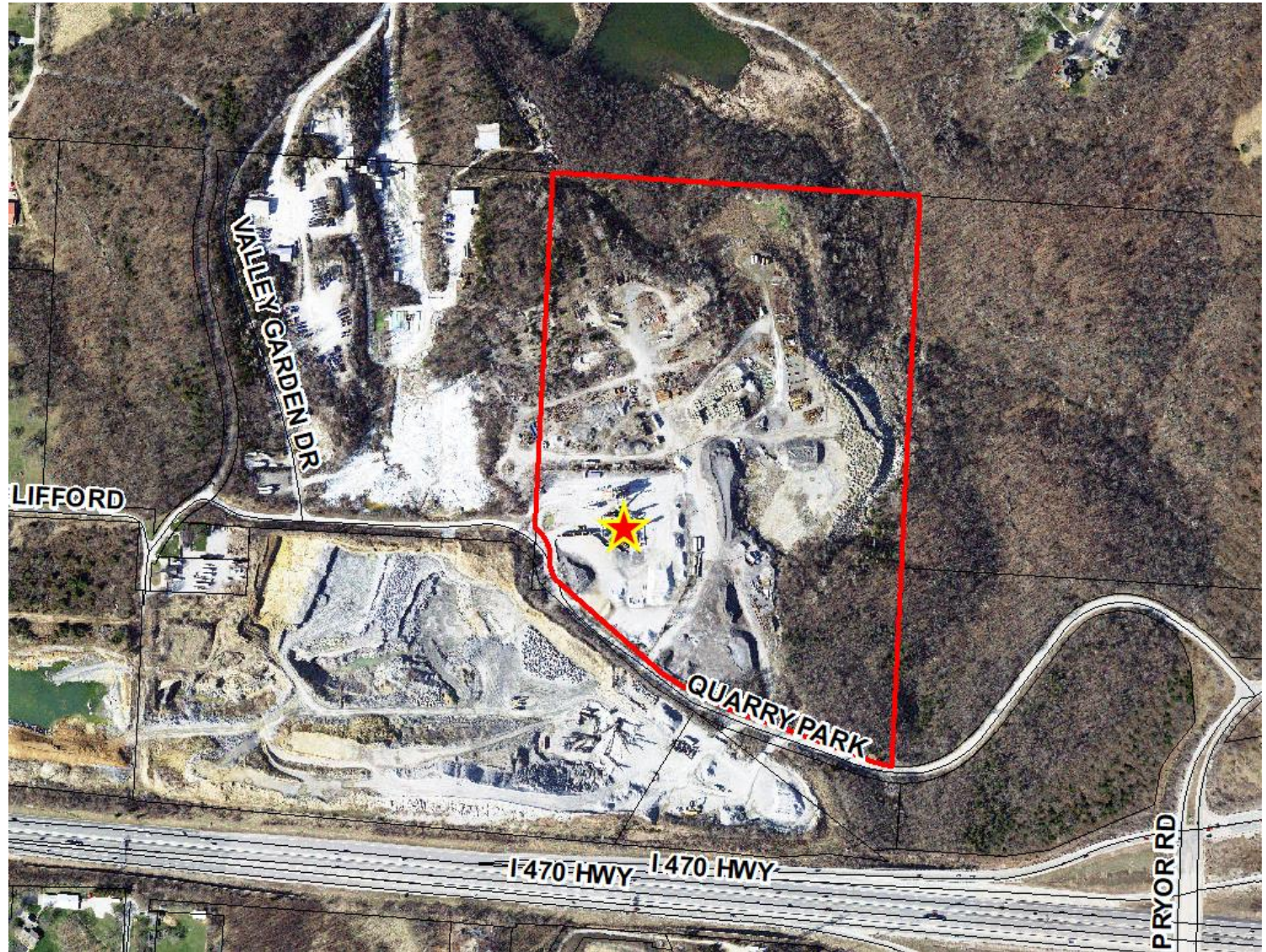
PL2023-176

CONCRETE BATCH PLANT SPECIAL USE PERMIT

January 7, 2024 CITY COUNCIL AGENDA

Applicant's Request

Special Use Permit for
operation of a concrete batch
plant for a period of 10 years.



Area/Zoning Map

2250 NW Quarry Park Rd

PI Zoning District

West – Industrial; Agricultural

South – Agricultural

East – Agricultural

North – Single-family

Residential (in KCMO)



Project Information

Specification	Proposed
Zoning	PI – Planned Industrial
Lots	1
Lot Area	52.8 acres – overall lot
Hours	7a – 10p (as needed); Monday – Saturday



Elevations/Specs

Specifications

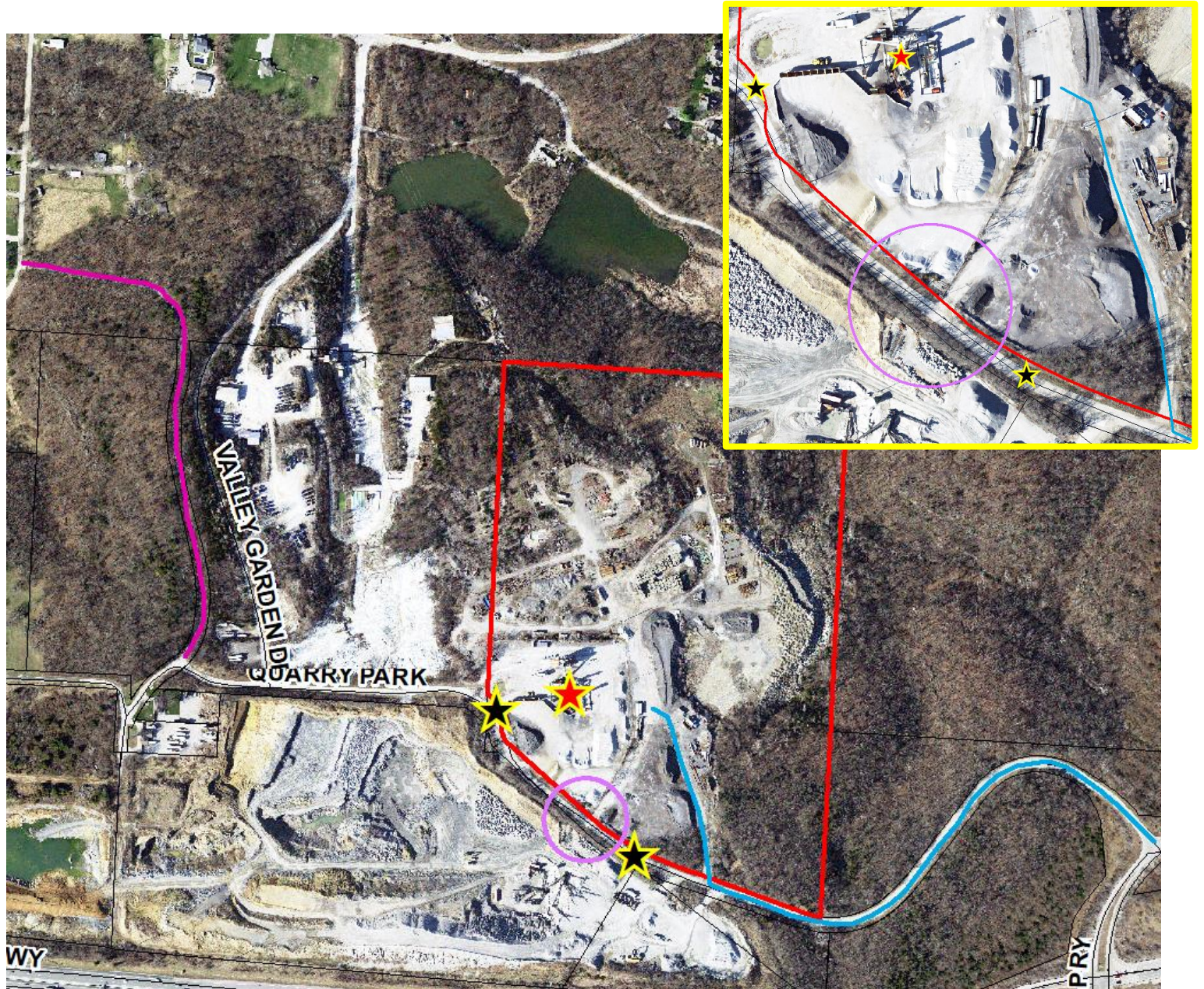
- 27'-9 5/8" – Height
- 80'-6 1/8" – Length
- 12 cubic yard capacity



Area Access

Symbology

- Magenta line – Residential access
- Blue line – Batch plant access
- Purple circle – Area of road failure
- Black stars – Road closures



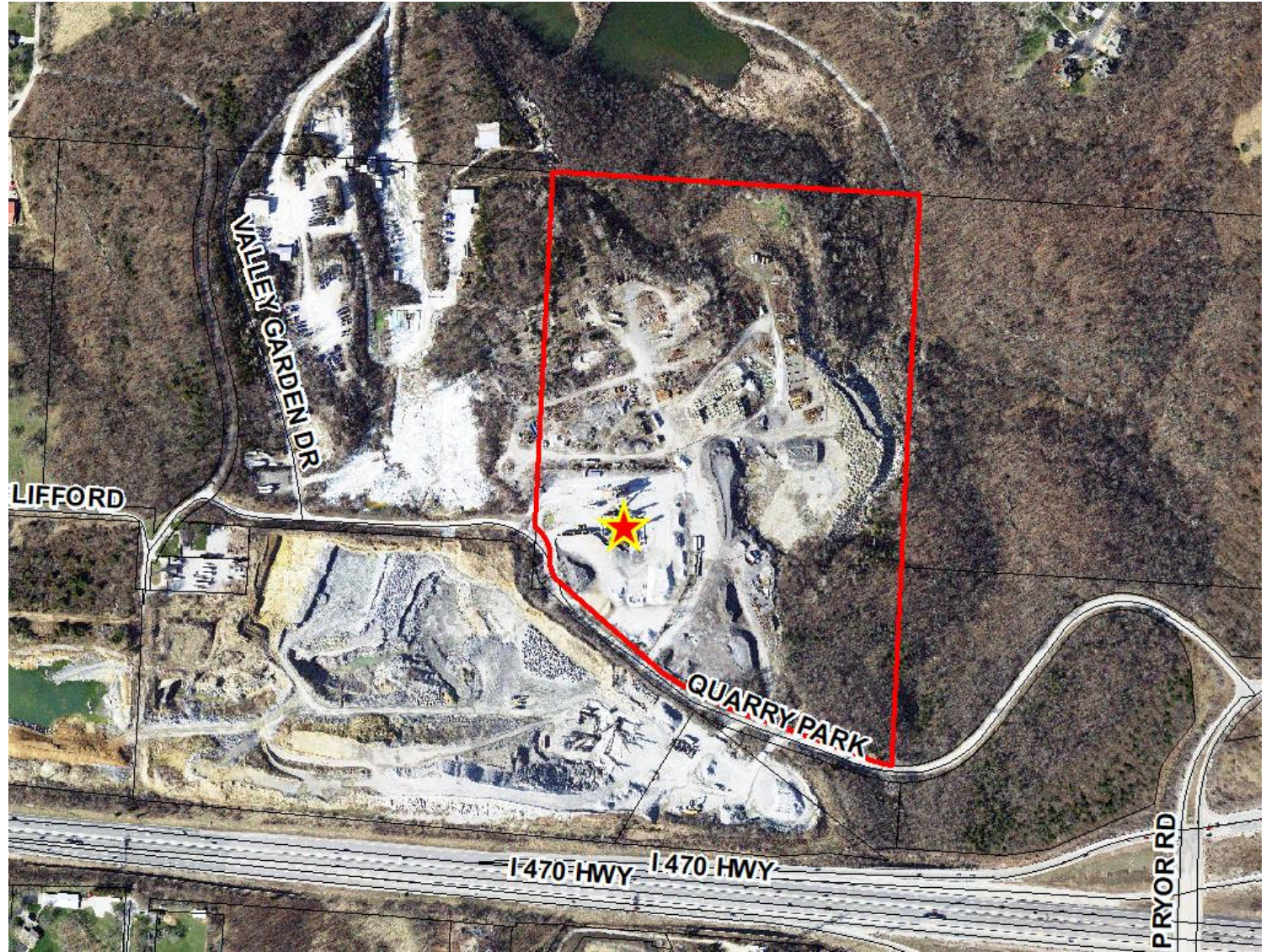
Application Information

Neighborhood meeting was held on August 3, 2023.

One (1) member of the public attended the neighborhood meeting. Discussion included:

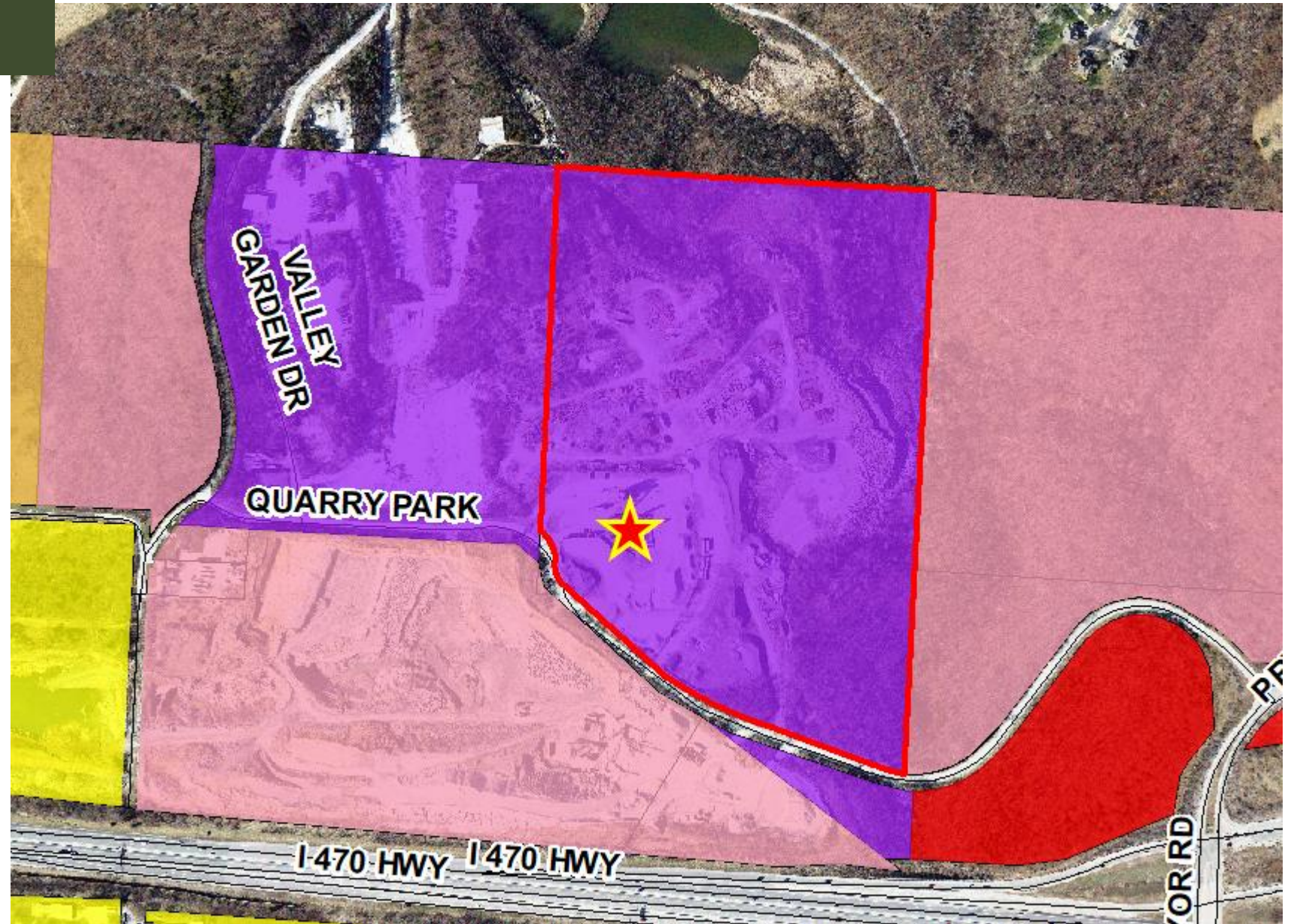
- batch plant operations;
- questions regarding quarrying and excavation (**none proposed**); and
- physical condition of NW Pryor Rd.

No objection to the application was expressed.



Staff Analysis

- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies



Recommendation

1. The special use permit to operate a concrete batch plant shall be granted for a period of ten (10) years.



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Undermined Property

