



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

February 6, 2024

**Project Name**  
East Campus Phase 01

**Docket #C1**

**Request**  
CLD-FnPlat-2024-00001  
Final Plat

**Applicant**  
Nelson Willoughby  
Olsson

**Owner**  
Scott Cargill  
C&G Consulting

**Location** 14499 Colorado Ave  
**Area** About 35 acres  
**Zoning** MPD  
**Council District** 6<sup>th</sup>  
**County** Jackson  
**School District** Grandview 130

**Surrounding Land Uses**

**North:** Future Phase of Development , Zoned MPD  
**South:** Future Phase of Development , Zoned MPD  
**East:** Future Phase of Development , Zoned MPD  
**West:** NNSA West Campus, Zoned UR

**Major Street Plan**

The City’s Major Street Plan identifies Botts as a Thoroughfare with 4 lanes at this location

**Land Use Plan**

The Martin City/Richards-Gebaur Area Plan recommends Industrial uses for the subject property.

**APPROVAL PROCESS**



**PROJECT TIMELINE**

The application for the subject request was filed on January 2, 2024. No scheduling deviations from 2024 Cycle 2.2 have occurred. **Case is being heard early at 2024 Cycle 2.1.**

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

A public hearing notification is not required for Final Plats therefore notice is not sent.

**REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-505-12 does not apply to this request.

**EXISTING CONDITIONS**

The subject site is currently undeveloped. It is east of the existing NNSA/Honeywell Campus. Land to the north, south, and east of the proposed final plat is future phases of the controlling case. There is an associated regulated stream with the subject site.

**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a Final Plat in District MPD on about 35 acres generally located at the northeast corner of Botts Road and Highway 150, allowing for the creation of one (1) lot and four (4) tracts.

**CONTROLLING CASE**

**Case No. CD-CPC-2023-00150** – General description of location, zoning, followed by Ordinance No. and approval date by governing body.

**PROFESSIONAL STAFF RECOMMENDATION**

Docket #C1 Recommendation: **Approval Subject to Conditions**

**RELEVANT CASES**

**Case No. CD-CPC-2021-00109** – Ordinance No. 220378 approved a development plan which also served as a preliminary plat in Districts M2-2 and M3-5 to allow for 2.5 million square foot of office, commercial and warehouse development on 12 lots and two (2) tracts, on about 256 acres, generally located at the northeast corner of MO Route 150 and Botts Road.

**Case No. 14309-P** - On July 3, 2012, the City Plan Commission approved a major site plan in District M3-5 (manufacturing 3-5) to allow for an asphalt plant on about 16.5 acres generally located at the northwest quadrant of Missouri Highway 150 and Colorado Avenue.

**PLAT REVIEW**

The request is to consider approval of a Final Plat in District MPD on about 35 acres generally located at the northeast corner of Botts Road and Highway 150 creating one (1) lot and four (4) tracts to allow for an industrial/office development. This use was approved in Case No. CD-CPC-2023-00150 which served as the Preliminary Plat. The MPD plan proposed to construct about 2.5 million square foot of office, administrative, commercial, manufacturing, including a substation on seven (7) lots and four (4) tracts in two (2) phases. Phase 1 of the project is approximately 160 acres and is located south of the regulated stream. It is proposed to be developed with 9 buildings totaling about 1.9 million square feet. This will be contained in 9 structures with 4,001 parking spaces. Phase 2 is proposed to be about 87 acres and is located north of the regulated stream with a total building area of 645,000 square foot with 1,301 parking spaces. This will be a total of 9 structure and a substation. The plan also proposes to construct access points from Colorado Ave and Botts Road. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of the controlling Master Plan.

**PLAT ANALYSIS**

**\*indicates adjustment/deviation requested**

Standards	Applies	Meets	More Information
Lot and Building Standards	Yes	Yes	Proposed Final Plat conforms to standards of Preliminary Plat
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		

**APPROVAL CRITERIA**

**No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.**

The request Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

**ATTACHMENTS**

1. Conditions Report
2. Applicants Submittal

**PROFESSIONAL STAFF RECOMMENDATION**

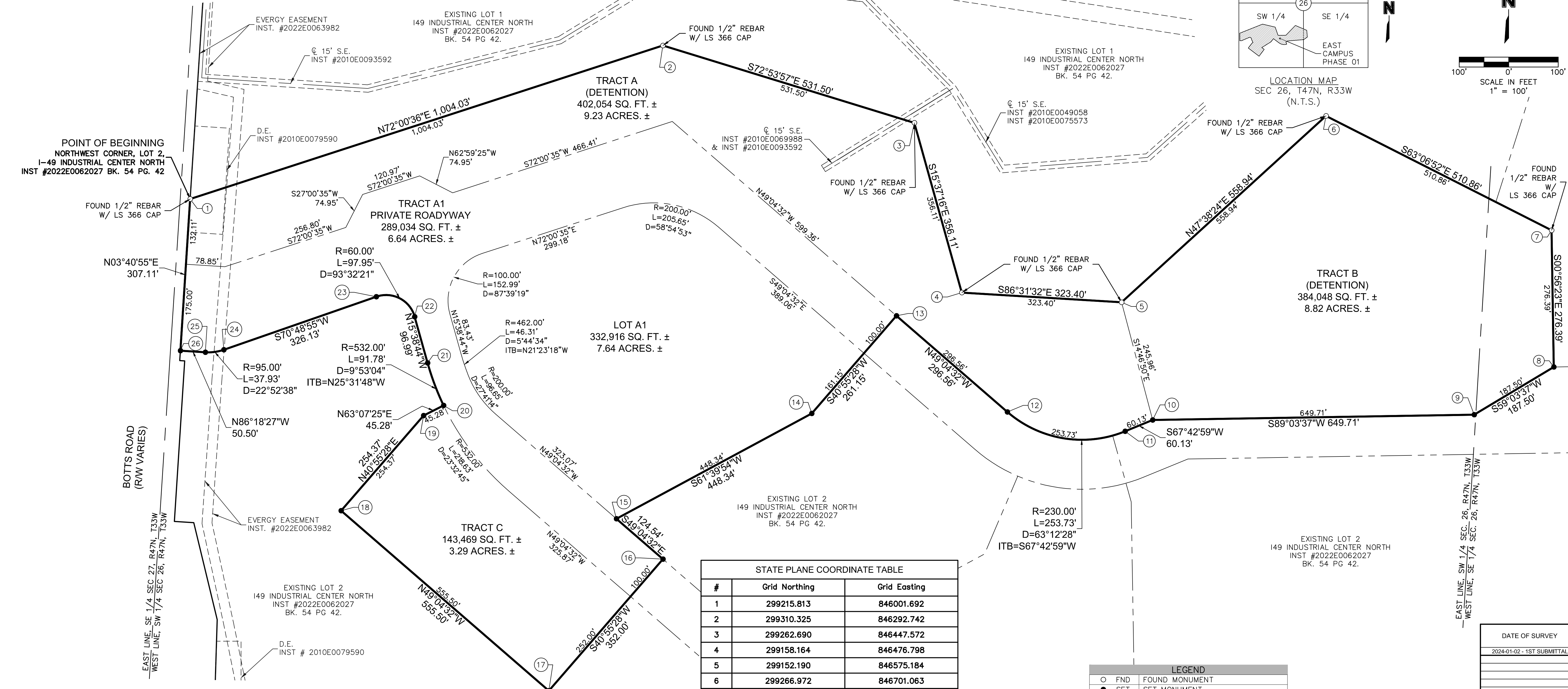
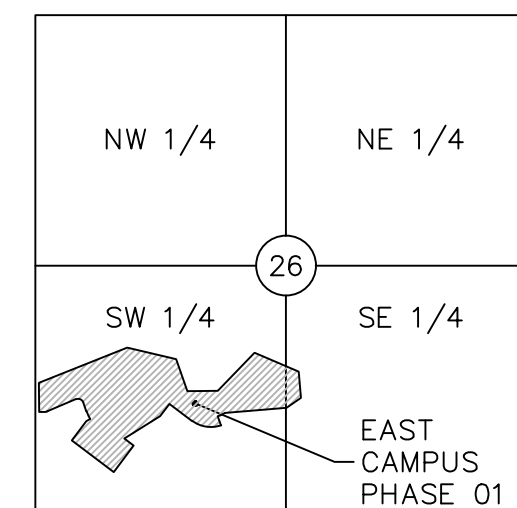
City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Matthew Barnes". The signature is stylized with a large, sweeping loop at the end.

Matthew Barnes  
Planner

FINAL PLAT OF  
**EAST CAMPUS PHASE 01**  
 S 1/2, SEC 26 - T47N. - R33W.  
 KANSAS CITY, JACKSON COUNTY, MISSOURI



POINT OF BEGINNING  
 NORTHWEST CORNER, LOT 2,  
 I-49 INDUSTRIAL CENTER NORTH  
 INST #2022E0062027 BK. 54 PG. 42

**PROPERTY DESCRIPTION:**  
 PART OF LOT 2, I-49 INDUSTRIAL CENTER - NORTH, A SUBDIVISION OF LAND IN OF LAND IN THE SOUTH HALF OF SECTION 26 TOWNSHIP 47 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI RECORDED AS INSTRUMENT NUMBER 2022E0062027 IN BOOK 54 AT PAGE 42 IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS P.L.S., 2000147866, AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ON THE NORTHERLY LINE OF SAID LOT 2 FOR THE FOLLOWING SIX CALLS NORTH 72°00'36" EAST, 1,004.03 FEET; THENCE SOUTH 72°53'57" EAST, 531.50 FEET; THENCE SOUTH 15°37'16" EAST, 356.11 FEET; THENCE SOUTH 86°31'32" EAST, 323.40 FEET; THENCE NORTH 47°38'24" EAST, 558.94 FEET; THENCE SOUTH 63°06'52" EAST, 510.86 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 00°56'23" EAST, 276.39 FEET; THENCE SOUTH 69°03'37" WEST, 187.50 FEET; THENCE SOUTH 89°03'37" WEST, 649.71 FEET; THENCE SOUTH 67°42'59" WEST, 60.13 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 63°12'28" AND AN ARC DISTANCE OF 253.73 FEET; THENCE NORTH 49°04'32" WEST, 296.56 FEET; THENCE SOUTH 40°55'28" WEST, 261.15 FEET; THENCE SOUTH 61°39'54" WEST, 448.34 FEET; THENCE SOUTH 49°04'32" EAST, 124.54 FEET; THENCE SOUTH 40°55'28" WEST, 352.00 FEET; THENCE NORTH 49°04'32" WEST, 555.50 FEET; THENCE NORTH 40°55'28" EAST, 254.37 FEET; THENCE NORTH 63°07'25" EAST, 45.28 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 25°31'48" WEST WITH A RADIUS OF 532.00 FEET, A CENTRAL ANGLE OF 09°53'04" AND AN ARC DISTANCE OF 91.78 FEET; THENCE NORTH 15°38'44" WEST, 96.99 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 93°32'21" AND AN ARC DISTANCE OF 97.95 FEET; THENCE SOUTH 70°48'55" WEST, 326.13 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 22°52'38" AND AN ARC DISTANCE OF 37.93 FEET; THENCE NORTH 86°18'27" WEST, 50.50 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2 ALSO BEING A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF BOTTS ROAD AS NOW ESTABLISHED; THENCE NORTH 03°40'55" EAST ON SAID WESTERLY LINE AN SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, 307.11 FEET TO THE POINT OF BEGINNING. CONTAINING 1,551,521 SQUARE FEET OR 35.62 ACRES, MORE OR LESS.

**PLAT DEDICATION:**  
 THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREFTER BE KNOWN AS:  
 EAST CAMPUS PHASE 01

**FLOODPLAIN:**  
 THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING) AND "ZONE AE" (WITHOUT BASE FLOOD ELEVATION) AND (REGULATORY FLOODWAY) ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. NUMBER 29095C0510G, JACKSON COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

**SURVEYORS NOTES:**  
 1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. KC232583, EFFECTIVE DECEMBER 15, 2023 AT 8:00 A.M.  
 NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.  
 2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING A GRID SCALE FACTOR OF 0.999941343616312 AS WELL AS THE PLAT OF I-49 INDUSTRIAL CENTER NORTH, RECORDED AS INSTRUMENT #2022E0062027 IN BOOK 54 AT PAGE 42. ALL COORDINATES SHOWN ARE IN METERS.

#	Grid Northing	Grid Easting
1	299215.813	846001.692
2	299310.325	846292.742
3	299262.690	846447.572
4	299158.164	846476.798
5	299152.190	846575.184
6	299266.972	846701.063
7	299196.562	846839.936
8	299112.335	846841.317
9	299082.953	846792.302
10	299079.706	846594.308
11	299072.757	846577.352
12	299084.656	846504.850
13	299143.866	846436.556
14	299083.725	846384.416
15	299018.869	846264.141
16	298994.005	846292.820
17	298912.945	846222.542
18	299023.851	846094.618
19	299082.430	846145.404
20	299088.668	846157.713
21	299114.821	846147.890
22	299143.286	846139.918
23	299155.626	846116.299
24	299122.962	846022.420
25	299121.414	846011.041
26	299122.405	845995.681

**LEGEND**

- FND FOUND MONUMENT
- SET SET MONUMENT
- S.E. SANITARY SEWER EASEMENT
- D.E. STORM DRAINAGE EASEMENT

LAND DATA	AREA
TOTAL LAND AREA	35.62 ACRES±
LAND AREA FOR PROPOSED OR EXISTING RIGHT-OF-WAY	0 ACRES±
NET LAND AREA	35.62 ACRES±

PLAT DATA	COUNT
NUMBER OF LOTS	1
NUMBER OF TRACTS	4

**DEVELOPER:**  
 PROMONTORY 150 LLC  
 4453 MAIN ST STE 920  
 KANSAS CITY, MO 64111

THIS PLAT AND SURVEY OF EAST CAMPUS PHASE 01 WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF EAST CAMPUS PHASE 01 SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366  
 JEFFREY P. MEANS, MO PLS 2000147866  
 JANUARY 02, 2024  
 JMEANS@OLSSON.COM

DATE OF SURVEY	2024-01-02 - 1ST SUBMITTAL
surveyed by:	JPM
checked by:	JPM
approved by:	JPM
project no.:	B22-06947
file name:	V_FPT_B22-06947.DWG

**olsson**

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority 001692  
 1301 Burlington Street, North Kansas City, MO 64116  
 TEL: 816.361.1177 FAX: 816.361.1888  
 www.olsson.com

**SHEET**  
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