

# **Docket Item #4**

# **Case No. CD-CPC-2023-00174**

## **Major Amendment (Rezoning to MPD)**

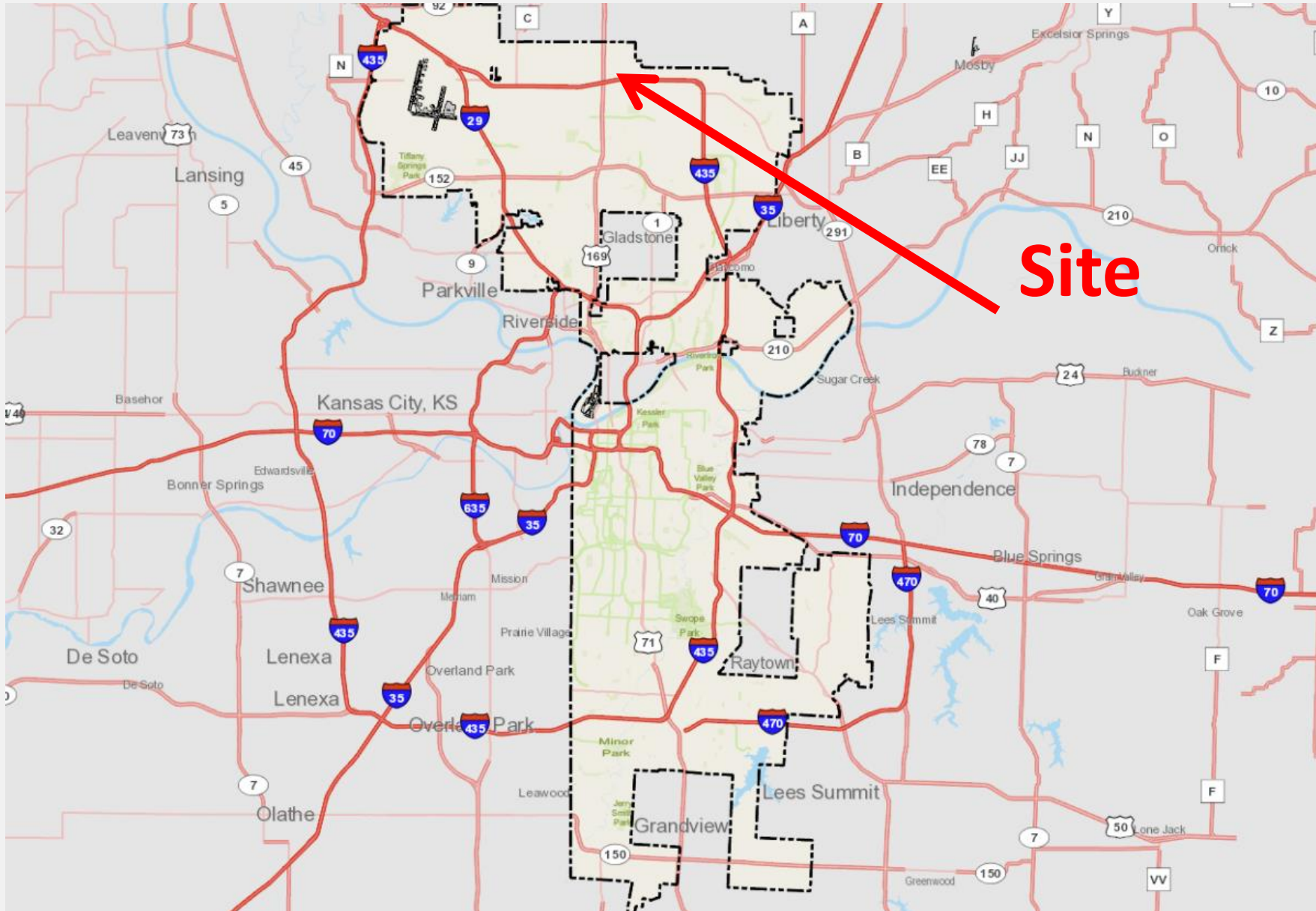
Rocky Branch Creek Technology Park – 12341 N Main St

January 23, 2024

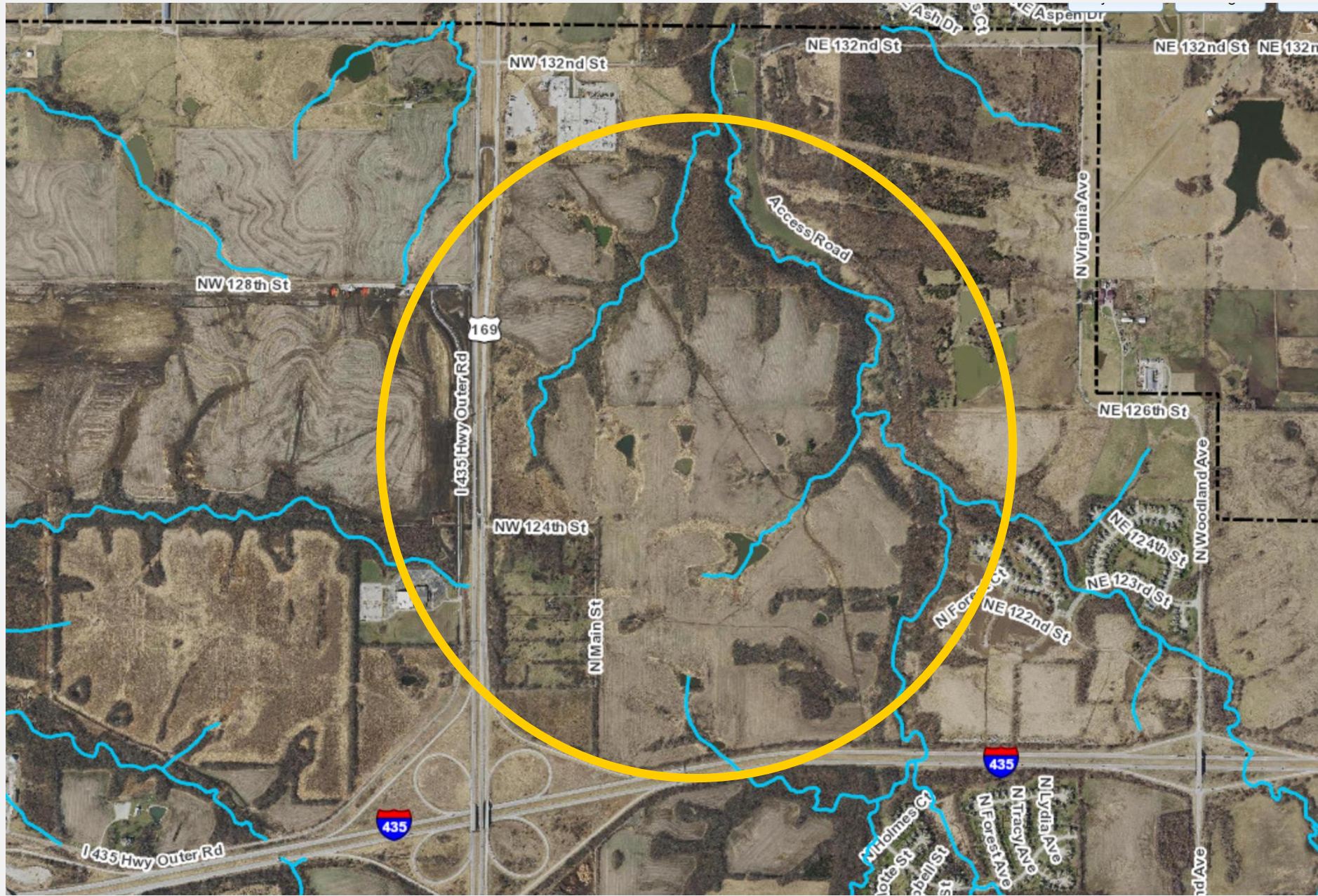
*Prepared for*

City Plan Commission

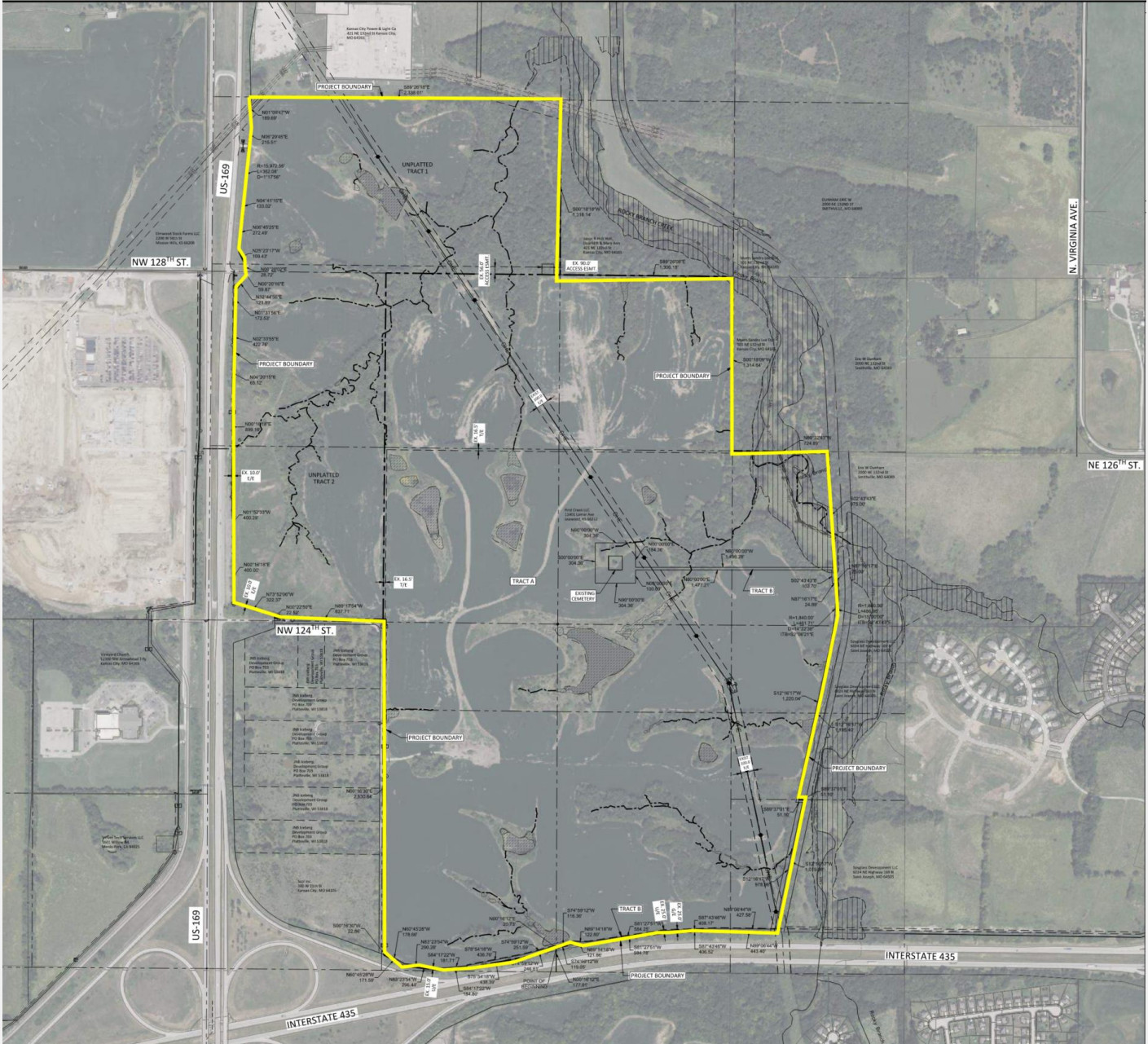




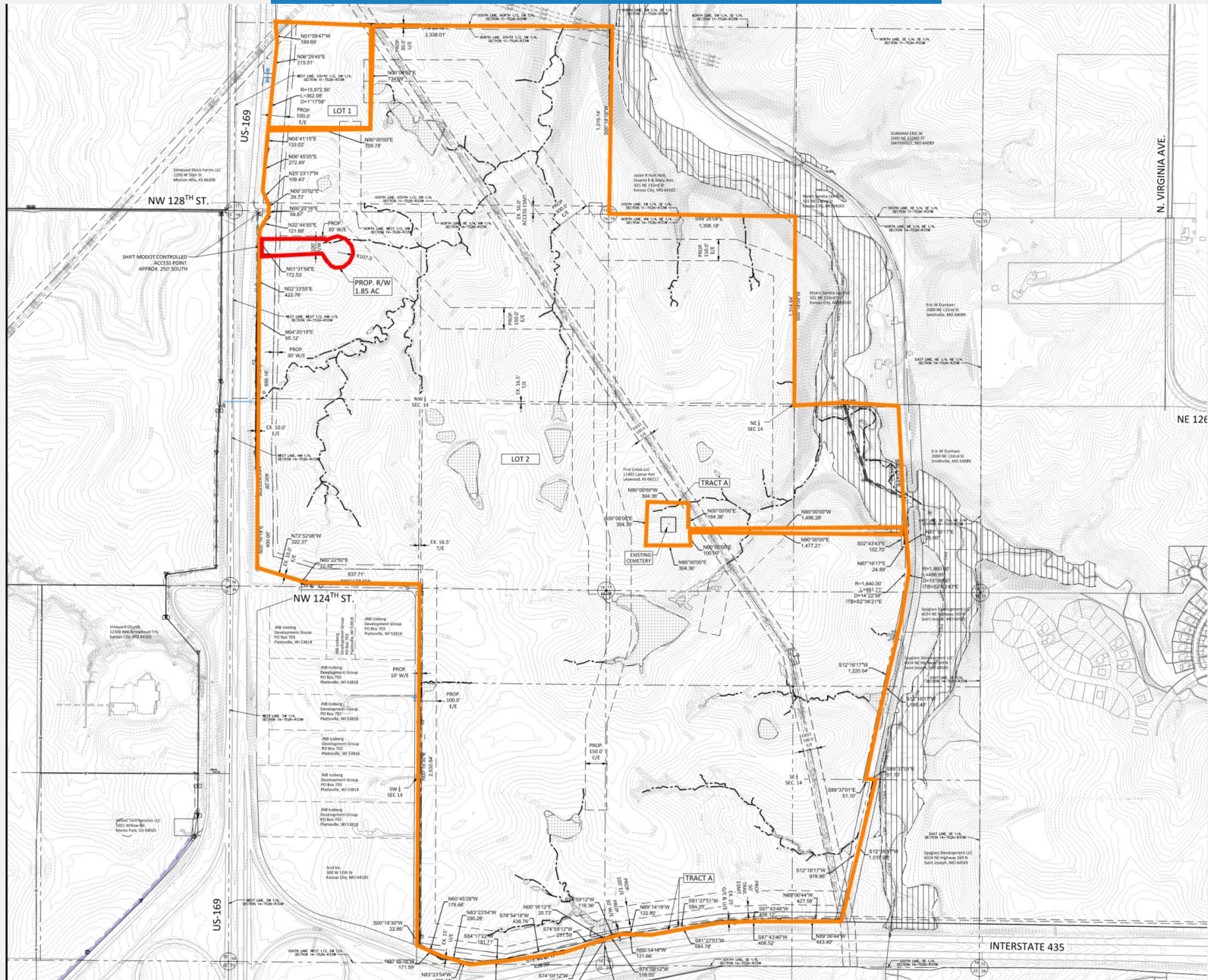




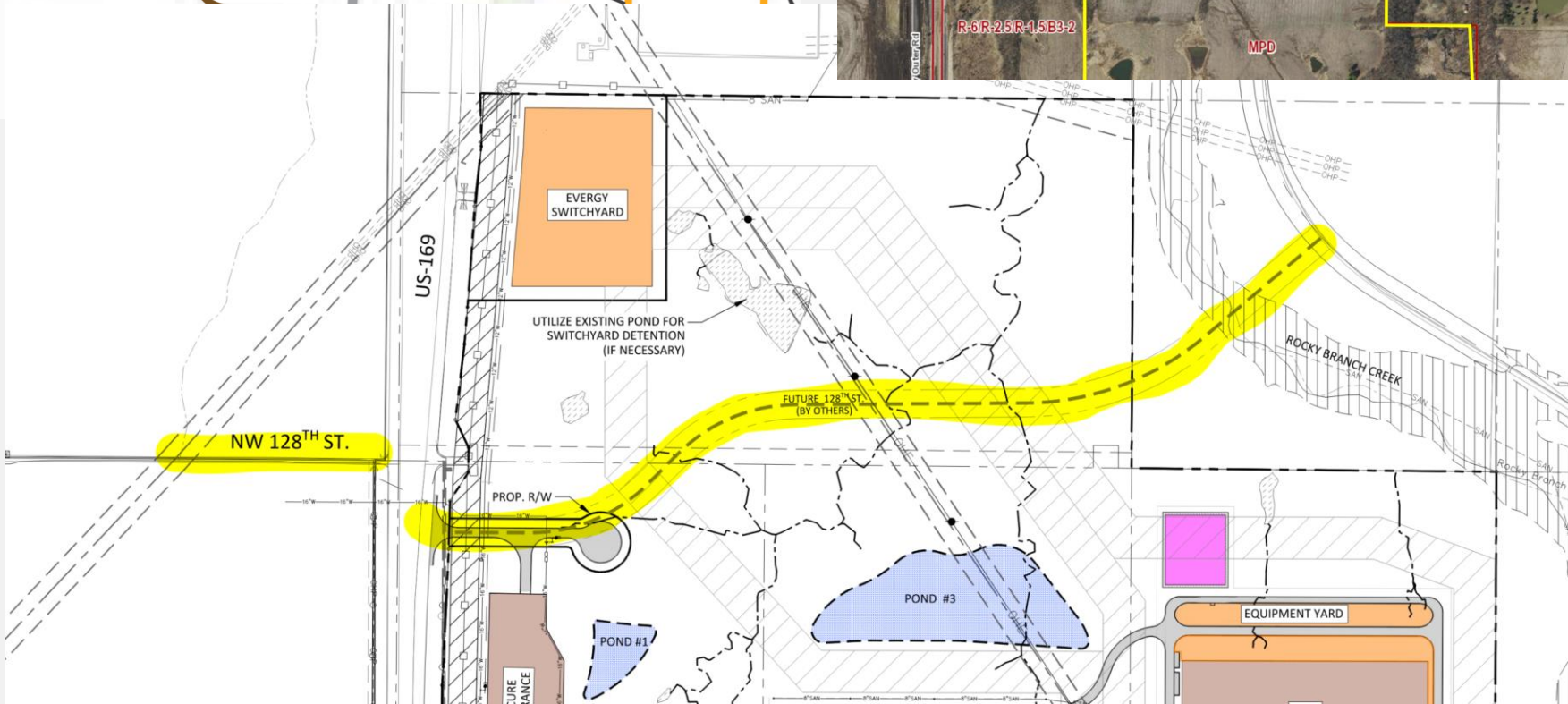


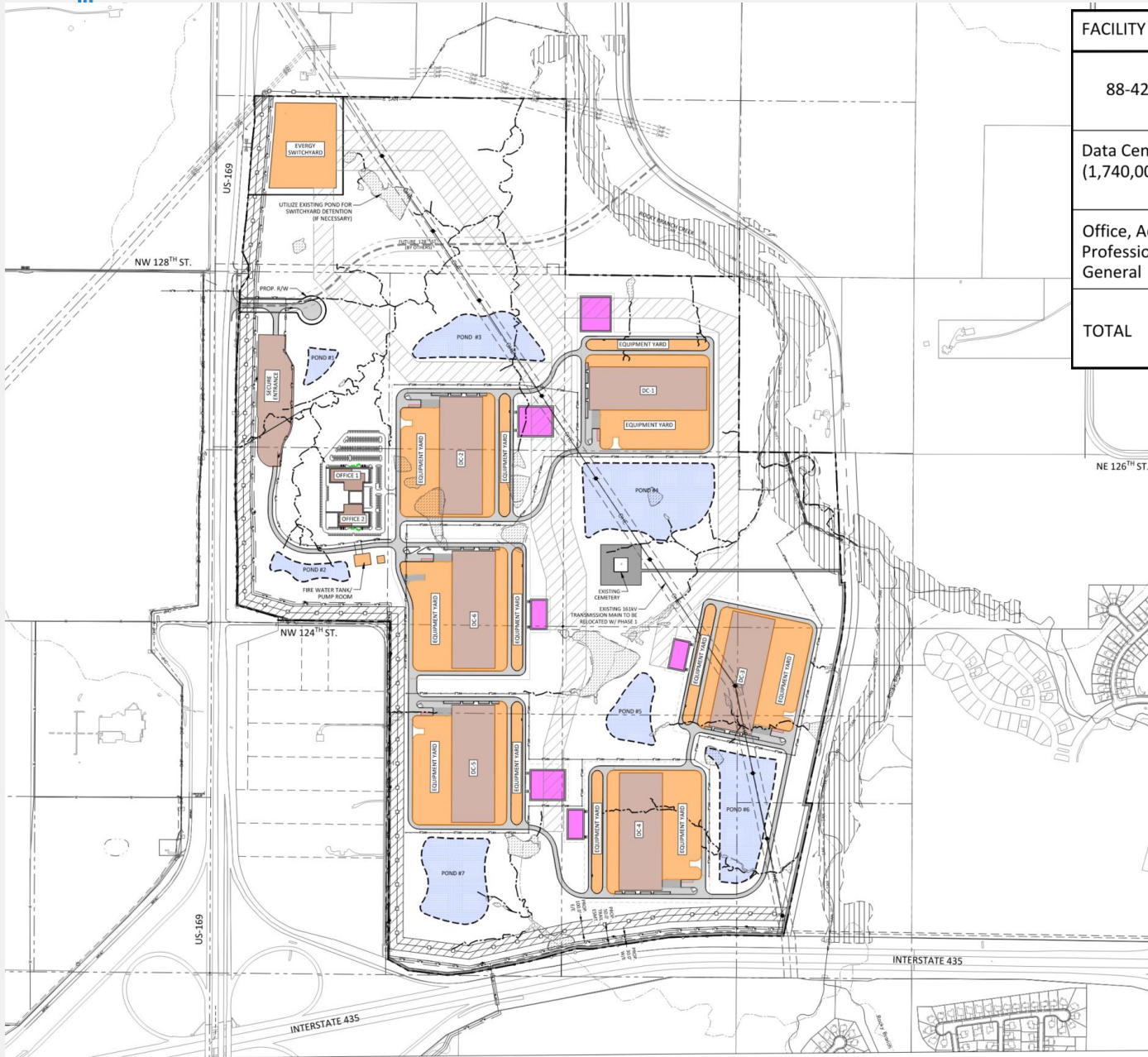












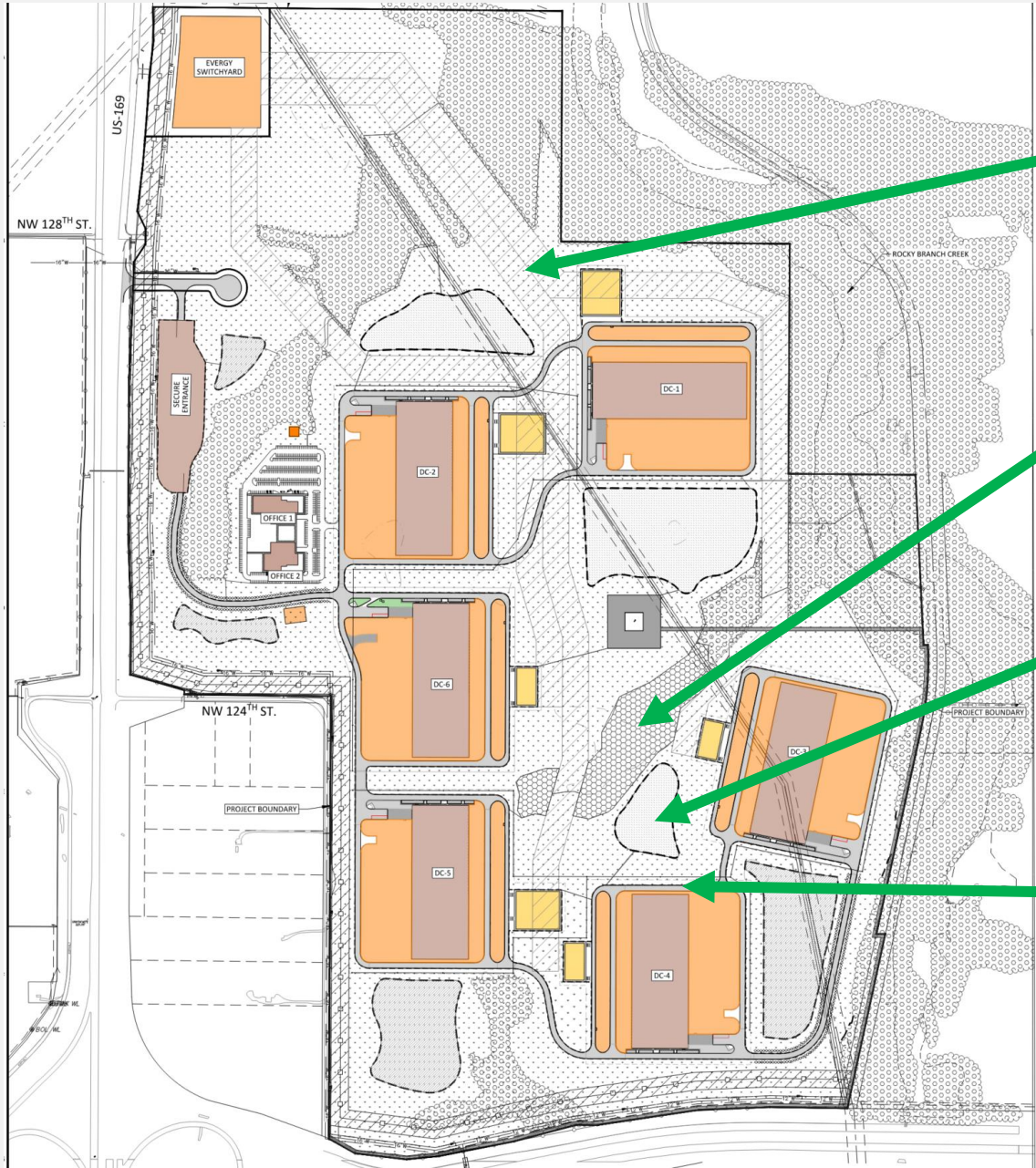
FACILITY PARKING REQUIREMENTS					
88-420-PARKING	VEHICLE SPACES		BIKE SPACES (LONG TERM)		ALTERNATIVES PROPOSED?
	Required	Proposed	Required	Proposed	
Data Center (1,740,000 SF)	2.5 Per 1,000 sq.ft. ~4,350	40 SPACES/DC 240	N/A	10% of Employee Headcount -	Yes
Office, Admin. Professional or General	1 per 1,000 sq.ft. 62	8 per 1,000 sq.ft. 480	1 + 1 per 10,000 sq.ft. 7	10% of Employee Headcount -	Yes
<b>TOTAL</b>	<b>~4,412</b>	<b>720</b>	<b>7</b>	<b>-</b>	<b>Yes</b>

Deviation Requested

RBC BUILDING AREAS:	
PAD #	BUILDING SF
DC1	290,000
DC2	290,000
DC3	290,000
DC4	290,000
DC5	290,000
DC6	290,000
<b>TOTAL DATA CENTER SF</b>	<b>1,740,000</b>
OFF1	35,000
OFF 2	27,000
<b>TOTAL OFFICE SF</b>	<b>62,000</b>

Site Plan





**POTENTIAL GREEN INFRASTRUCTURE CONCEPT IMAGES**

**B. POTENTIAL GRASSLAND AREA**



**C. POTENTIAL RIPARIAN AREA LANDSCAPING**



**D. POTENTIAL POND AREA**



**G. POTENTIAL ORNAMENTAL LANDSCAPING**







View northeast towards site from HWY 169 – existing stub entrance to be relocated south





View northwest towards site from I-435





View east towards site from HWY 169 – approximate location of proposed Evergy switchyard



# Condition Modifications

**# 7 – Screening standards**

**#9 – Traffic Impact Study revisions**

**#13 – Right of way dedication**

**#15 – Sewer extension**



# Staff Recommendation

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Approval with Conditions