

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

211082

Ordinance Number

Brief Title

Approving the plat of Collision Works, an addition in Kansas City, Jackson County, Missouri

Specific Address Approximately 2.43 acres generally located at 205 W. 135th Street, creating 1 lot.	Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development
Reason for Project This final plat application was initiated by Collision Works Properties, LLC in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 1 lot commercial subdivision.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 6(JA) Other districts (school, etc.) Grandview 130
Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda. CONTROLLING CASE Case No. CD-CPC-2021-00040 approved by City Plan Commission on April 20, 2021 allowed for a commercial development including a 19,000 square foot commercial building, private parking lot, private storm sewer, private utilities, and public sanitary sewer. The proposed request is in substantial conformance to the controlling plan.	Applicants / Proponents Applicant(s) Collision Works Properties, LLC City Department City Planning and Development Other
	Opponents Groups or Individuals None Known Basis of Opposition
	Staff Recommendation <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:
	Board or Commission Recommendation By: City Plan Commission September 7, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions
	Council Committee Actions <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

Details

--

Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
How will this contribute to a sustainable Kansas City?	<p>This project consists of platting to create a single lot for a commercial development on approximately 2.5 acres. The pre-development peak discharge rate and volume for storm water will not be exceeded after development of the site.</p> <p>Written by Lucas Kaspar, PE</p>

Project Start Date

Projected Completion or Occupancy Date

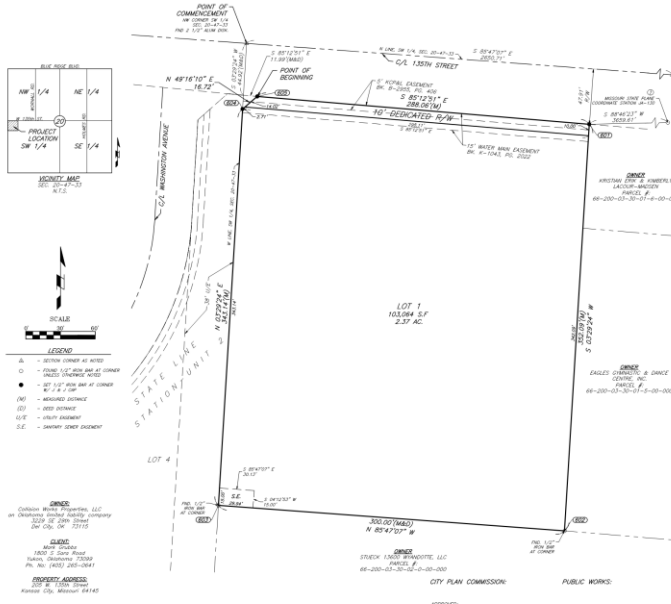
Fact Sheet Prepared by:
Thomas Holloway

Date: November 30, 2021

Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00037

**FINAL PLAT
COLLISION WORKS
SW 1/4, SECTION 20, TOWNSHIP 47 NORTH, RANGE 33 WEST
KANSAS CITY, JACKSON COUNTY, MISSOURI**



LEGEND

- = SECTION CORNER AS SHOWN
- = PLAT OF SURFACE AND CORNER
- = SURFACE CORNER
- = SET 1/2" HIGH IRON NAIL AT CORNER
- = SET 4" x 4" IRON
- = MEASURED DISTANCE
- = IRON BOUNDS
- = IRON BOUNDS
- = SURFACE CORNER

OWNER
COLUMBIAN INVESTMENTS, LLC
AN INDEPENDENT REGISTERED INVESTMENT ADVISOR
2209 W. BURN STREET
DIA CO., MO 64111

PLAT
J & J SURVEY
1400 N. GARDNER STREET
KANSAS CITY, MO 64116

PROPERTY ADDRESS
2209 W. BURN STREET
KANSAS CITY, MISSOURI 64111

GENERAL SURVEY NOTES:

- Reference the plat of STATE LINE STATION - UNIT 2, as recorded in Book 41 of Page 12 in the Register of Deeds Office in Jackson County, Missouri.
- This Report # M3-102843-KC, dated September 9, 2020 at 8:00 AM prepared by First American Title Insurance Company, was provided by client.
- Books of Record were established by the Missouri State Plane Coordinate System from 1950 (Continuation).
- The subject property is located in Zone A, as determined by the Jackson City Council's General Ordinance, as shown on Plat Reference Map # (M3) 2020050306, effective January 20, 2017.
- Survey was done or ordered by Missouri One Call, Record No. 20200428, Date 04-17-20.

MISSOURI STATE PLANE COORDINATE SYSTEM
Reference Monument: 24-130
Continuation State Factor: 0.9999984

Point #	Northing	Easting	Description
1	301446.0430	841248.0175	IRN-130
2	301472.7510	841374.8290	PROPERTY CORNER
3	301760.0000	841368.3600	PROPERTY CORNER
4	301571.7800	841277.2150	PROPERTY CORNER
5	301476.1860	841283.5150	PROPERTY CORNER
6	301678.4820	841287.4820	PROPERTY CORNER

CITY PLAN COMMISSION

APPROVED: _____
SHERA A. WENTHE, P.E.
DIRECTOR OF PUBLIC WORKS

CITY COUNCIL

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS ONLY SUBMITTED TO AND APPROVED BY THE OFFICE OF KANSAS CITY, MISSOURI BY ORDINANCE NO. _____ ON _____ DAY OF _____, 2021.

COUNTY CLERK

MARKUS SANDERS
COUNTY CLERK

JACKSON COUNTY MISSOURI

Steve E. Price
City Clerk

MISSOURI PUBLIC

PROPERTY DESCRIPTION:
A tract of land being part of the Southwest Quarter of Section 20, Township 47 North, Range 33 West, in Jackson County, Missouri, being more particularly described as follows:
Containing all the land bounded on the east by the South Right of Way line of 135th Street as more particularly described in Plat Reference Map # (M3) 2020050306, on the south by the South Right of Way line of 135th Street as more particularly described in Plat Reference Map # (M3) 2020050306, on the west by the South Right of Way line of 135th Street as more particularly described in Plat Reference Map # (M3) 2020050306, and on the north by the South Right of Way line of 135th Street as more particularly described in Plat Reference Map # (M3) 2020050306.

PLAT DESCRIPTION:
THE UNDERSIGNED (OWNER) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF MISSOURI AS SHOWN ON THIS PLAT.

EASEMENT ACQUISITION:
AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF CONDUITING THE BUSINESS OF PUBLIC UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO UNDERGROUND WATER AND GAS MAINS, TELEPHONE, CABLE TELEVISION, AND ALL OTHER PUBLIC UTILITIES AND SERVICES. THE EASEMENT SHALL BE CONVEYED TO ANY AND ALL SUCCESSORS, ASSIGNEES, LICENSEES, AND AGENTS OF THE CITY OF KANSAS CITY, MISSOURI, AND SHALL BE BINDING ON ALL SUCCESSORS, ASSIGNEES, LICENSEES, AND AGENTS OF THE LAND GRANTED HEREON.

RIGHT OF EGRESS:
THE RIGHT OF EGRESS AND ACCESS TO THE PUBLIC RECORDS FOR THE PURPOSE OF CONDUITING THE BUSINESS OF PUBLIC UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO UNDERGROUND WATER AND GAS MAINS, TELEPHONE, CABLE TELEVISION, AND ALL OTHER PUBLIC UTILITIES AND SERVICES SHALL BE CONVEYED TO ANY AND ALL SUCCESSORS, ASSIGNEES, LICENSEES, AND AGENTS OF THE CITY OF KANSAS CITY, MISSOURI, AND SHALL BE BINDING ON ALL SUCCESSORS, ASSIGNEES, LICENSEES, AND AGENTS OF THE LAND GRANTED HEREON.

BOUNDARY LINES:
THE BOUNDARY LINES OF THE ABOVE DESCRIBED TRACT OF LAND SHALL BE AS SHOWN ON THIS PLAT AND SHALL BE CONSIDERED AS SUCH UNLESS OTHERWISE SPECIFIED HEREON.

CONVEYANCE:
THE UNDERSIGNED (OWNER) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF MISSOURI AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF:
COLLISION WORKS PROPERTIES, LLC AN INDEPENDENT LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENT TO BE EXECUTED THIS _____ DAY OF _____, 2021.

STATE OF MISSOURI
COUNTY OF JACKSON

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2021, BEFORE ME, the undersigned, a Notary Public for the State of Missouri and State of Missouri, I have personally known and know who are the parties to the foregoing instrument and that they are the persons whose names are subscribed to the same and that they are duly authorized to execute the same and that they have signed the same and that they have caused the same to be recorded in the public records of the State of Missouri as shown on this plat.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal on the day and year last written above.

ACKNOWLEDGMENT:
I, _____, County Clerk, do hereby certify that the foregoing instrument was duly recorded in the public records of the State of Missouri in accordance with the provisions of the Missouri Constitution and the Missouri Statutes.

NOTARY PUBLIC
MARKUS SANDERS
COUNTY CLERK

J & J SURVEY
1400 N. GARDNER STREET
KANSAS CITY, MO 64116
TEL: 816.452.1234
WWW.JANDJSURVEY.COM

PLAT # M3-102843-KC
BOOK 41 OF PAGE 12
RECORDED IN THE REGISTER OF DEEDS OFFICE IN JACKSON COUNTY, MISSOURI, ON _____ DAY OF _____, 2021.

SHEET 1 OF 1