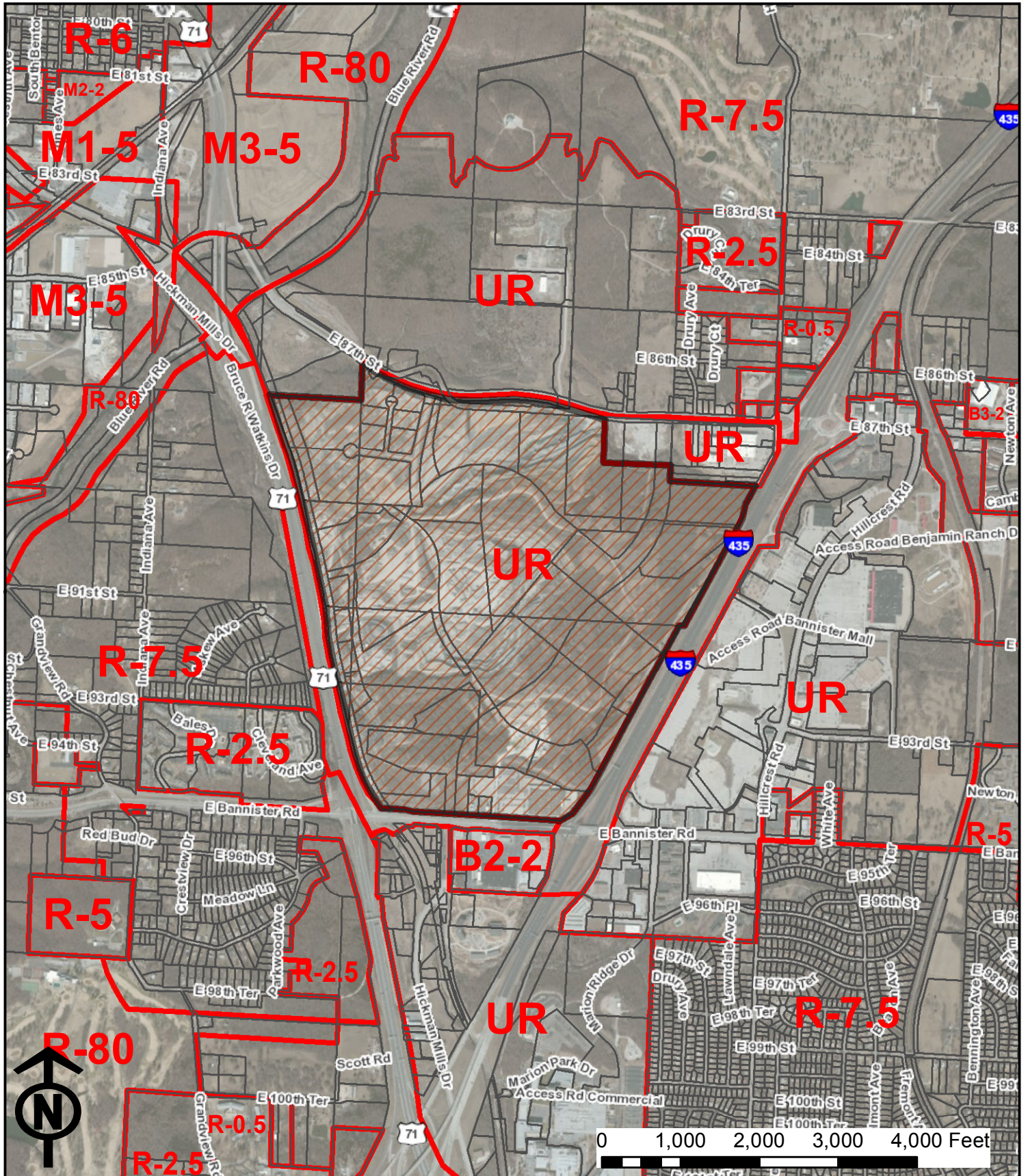
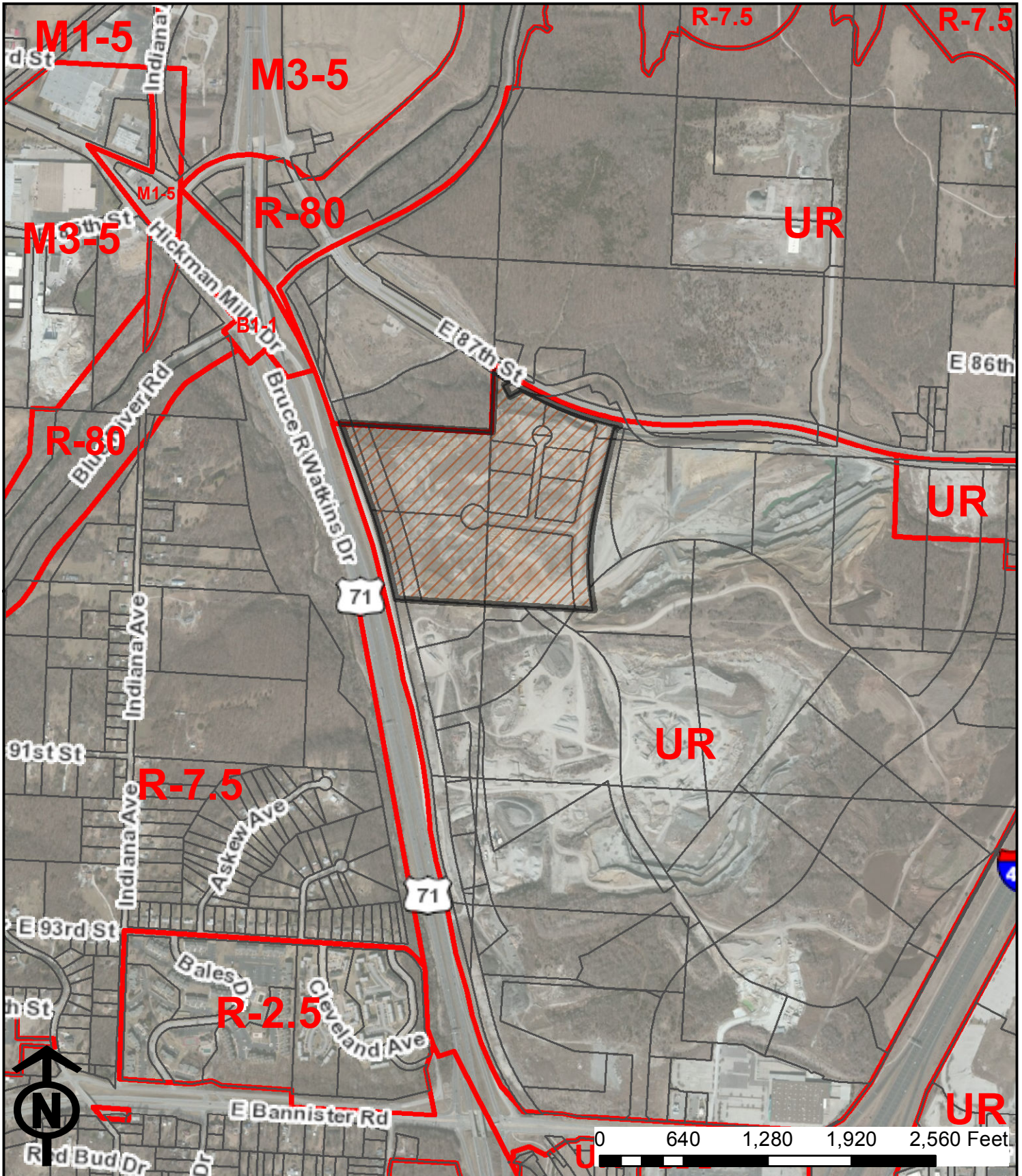


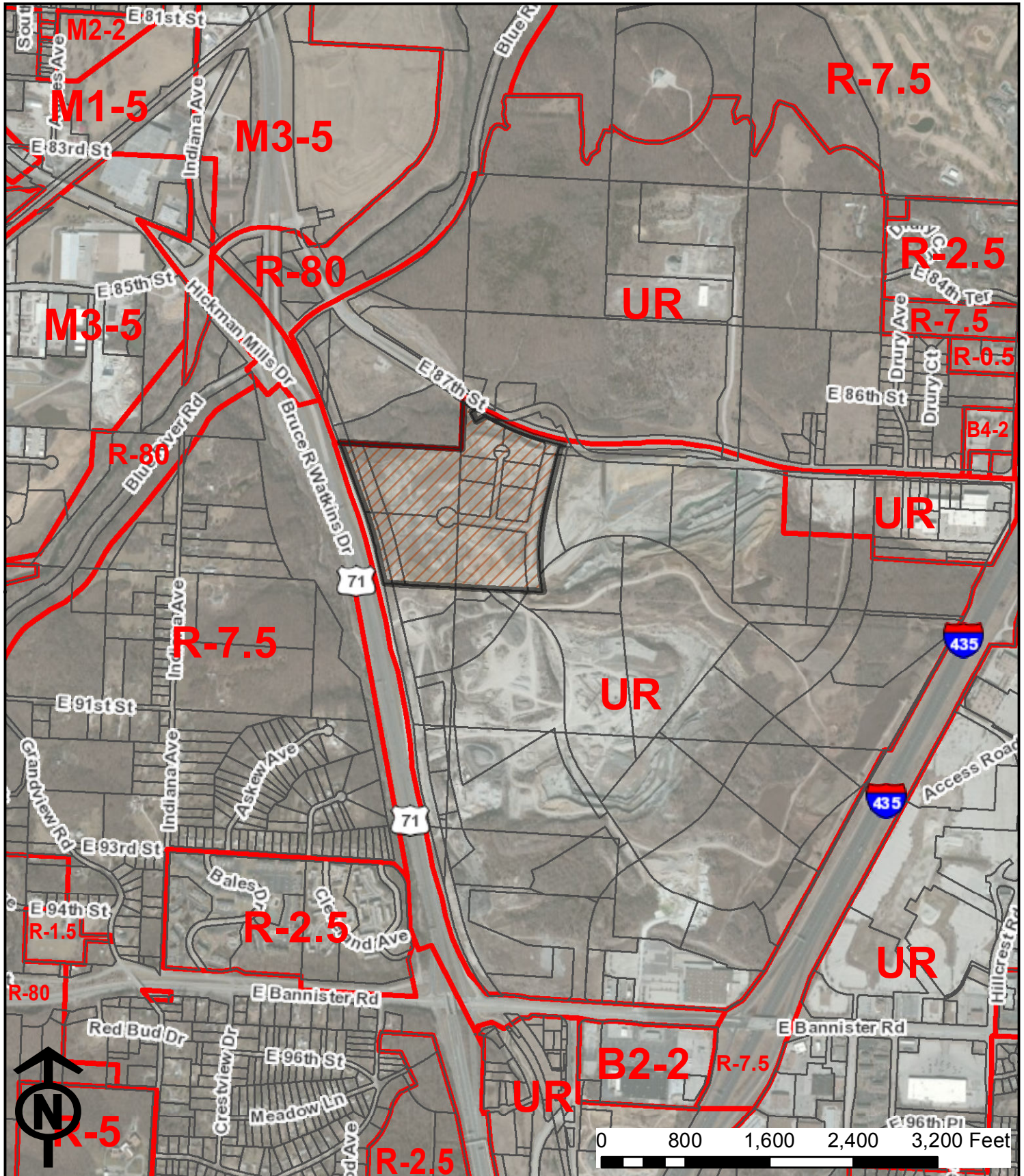
Case No. 10390-URD-10 - About 460 acres generally bounded by E. 87th Street on the north, Interstate 435 on the east, Bannister Road on the south, and Bruce R. Watkins Drive (US Hwy 71) on the west, to consider rezoning from District UR to District UR for the purpose of amending the UR plan to delete 57 acres from said UR development plan.



Case No. 10390-MPD-11 - A request to rezone about 57 acres generally located on the south side of E. 87th Street and the east side of Bruce R. Watkins Drive (US Hwy 71), from District UR (Urban Redevelopment) to MPD (Master Planned District) and approval of a development plan which also serves as a preliminary plat, to allow for 700,000 square foot of general industrial development on two lots.



SD 1176B - Final Plat, Three Trails Commerce Center - To consider approval of a final plat in District MPD on approximately 57 acres generally located on the south side of E. 87th Street and the east side of Bruce R. Watkins Drive (US Hwy 71), creating two (2) industrial lots and one (1) tract.





City Planning & Development Department

Development Management Division

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106-2795

816 513-8801
Fax 816 513-2838

STAFF REPORT

June 16, 2015

(6, 7 & 8)

- RE:**
- a) **Case 10390-URD-10**
 - b) **Case 10390-MPD-11**
 - c) **SD 1176B – Final Plat, Three Trails Commerce Center**
- APPLICANT:** Brent Miles
NPIF2 Three Trials Industrial Park, LLC
5015 NW Canal Street
Riverside, MO 64150
- OWNER:** NPIF2 Three Trials Industrial Park, LLC
5015 NW Canal Street
Riverside, MO 64150
- LOCATION:** Generally bounded by E. 87th Street on the north, Interstate 435 on the east, E. Bannister Road on the south, and Bruce R. Watkins Drive (US Hwy 71) on the west.
- AREA:** Approximately 460 acres & 57 acres
- REQUESTS:**
- a) **Case No. 10390-URD-10** - To consider a request to amend the existing URD plan on about 460 acres, by rezoning the tract of land from District URD to District UR for the purpose of amending the UR plan to delete 57 acres from said URD development plan.
 - b) **Case No. 10390-MPD-11** – To consider a request to rezone about 57 acres from District UR (Urban Redevelopment) to MPD (Master Planned District) and approval of a development plan which also serves as a preliminary plat, to allow for 700,000 square foot of general industrial development on two lots.
 - c) **SD 1176B – Final Plat, Three Trails Commerce Center** - To consider approval of a final plat in District MPD on approximately 57 acres, creating two (2) industrial lots and one (1) tract.

SURROUNDING

LAND USE: **North:** zoned UR, vacant – Oxford on the Blue development.
 South: zoned UR, existing quarry operations.
 East: zoned UR, existing quarry operations.
 West: Bruce R. Watkins Drive (US Hwy 71).

LAND USE PLAN: The Hickman Mills Area Plan (HMAP), adopted by the City Council Resolution No. 071240 on December 6, 2007, recommends Light Industrial, Open Space and Conservation District land use at this location.

MAJOR STREET PLAN: East 87th Street is classified as a four lane through street typology by the City’s Major Street Plan at this location.

ARTERIAL STREET

IMPACT FEE: Benefit District: G
(Informational only) Discounted Rates: \$642/ 1,000 sq. ft. (700,000 sq. ft.)
 Estimated Total: \$449,400.00

PREVIOUS ACTIONS:

On February 3, 2014, the City Planning Commission continued these cases off the CPC docket to allow the applicant to submit a Traffic Study as required by MODOT and KCMO Public Works Department.

On April 7, 2014, the City Planning Commission continued these cases off the CPC docket to allow the applicant to continue to work with MODOT and KCMO Public Works Department as it relates to the traffic study.

PREVIOUS CASES:

Case No. 10390-A-8 – On April 26, 2011, the Board of Zoning Adjustment dismissed an appeal of the Director of City Planning and Development’s decision to deny the relocation/construction of an outdoor advertising sign.

Case No. 10390-A-9 – On April 26, 2011, the Board of Zoning Adjustment dismissed an appeal of the Director of City Planning and Development’s decision to deny the relocation/construction of an outdoor advertising sign.

SD 1176A, Final Plat of Santa Fe Trail Business Park, First Plat, Lots 1-9 – Ordinance No. 060670 passed by City Council on June 29, 2006 approved a final plat in District URD (Urban Redevelopment District) on approximately 57 acres, creating

nine lots and two private open space tracts.

Case No. 10390-P-7 – Ordinance No. 051064 passed by City Council on October 6, 2005 rezoned approximately 3.1 acres generally located on the south side of 87th Street approximately 2,320 ft. west of Denver Avenue from District URD (Urban Redevelopment District) to District RA (Agricultural district).

Case No. 10390-P-6 – Ordinance No. 051063 passed by City Council on October 6, 2005 rezoned approximately 12.34 acres generally located on the south side of 87th Street at Denver Avenue from District URD (Urban Redevelopment District) to District R1a (One-family dwelling district, medium density).

Case No. 10390-URD-5 – Ordinance No. 051062 passed by City Council on October 6, 2005 rezoned approximately 516.2 acres from Districts M1p (Light industrial district, limited), R4p (Low apartment district, limited), R1a (One-family dwelling district, medium density), RA (Agricultural district), C2 (Local retail business district), and URD (Urban Redevelopment District) to District URD, deleting two tracts from the previously approved plan, and approve an amended preliminary development plan for retail, office, and industrial warehouse space and several stormwater detention and private open space tracts. **CURRENT APPROVED PLAN.**

Case No. 10390-URD-4 – Committee Substitute Ordinance No. 011397 passed by City Council on October 21, 2001 amended a previously approved development plan on approximately 513 acres to allow placement of off-site advertising signage for a limited period of time in District URD (Urban Redevelopment District).

Case No. 371-S-15, Committee Substitute for Resolution 001262 adopted by City Council on November 30, 2000 amended the South Development Area Plan, by changing the recommended land use from “residential”, “office”, “retail commercial”, light industrial”, and “hotel” to “commercial non-retail/commercial retail/industrial”.

Case No. 10390-URD-3 – Ordinance No. 930842 passed by City Council on September 23, 1993 amended a previously approved development plan to allow for proposed rock removal and construction of 6,742,300 sq. ft. of office, retail, light industrial, and warehouse uses, 1,284 multi-family units, and a 220 room hotel. A condition of approval was “That the developer remove all off-premise advertising signs (billboards) on the subject property prior to final plat approval for the parcel on which each billboard is located.”

Case No. 373-S-2 and **Case No. 10390-URD-2** were approved by City Council Ordinances Nos. 920377 and 920376, respectively, on May 28, 1992. The amendments were to revise the land use, phasing, dates of development, and

provide for land reclamation through rock quarrying, crushing, and removal; and construction of a mixed use land development containing approximately 6,598,500 sq. ft. of office, retail, light industrial, and warehouse uses, and 1,268 multi-family dwelling units and a 220 room hotel.

Case No. 373-S-1 – The first amendment to the 353 redevelopment plan to change the land use, phasing, dates of development, rock removal, land reclamation and permit construction of 6,975,700 sq. ft. of office, retail, light industrial, hotel, and golf course and **Case No. 10390-URD-1**, to amend the development plan were denied by the City Plan Commission on December 18, 1990.

Case 10390-URD, passed by City Council Ordinance CS63257 on February 2, 1989, rezoned the 513 acres from Districts C2, MP, M2b, R1a, and R2b to District URD and approved a development plan.

EXISTING CONDITIONS:

The subject site is bounded by E. 87th Street on the north, Interstate 435 on the east, E. Bannister Road on the south, and Bruce R. Watkins Drive (US Hwy 71) on the west. Most of the 513 acres has been extensively undermined and is being stabilized so that future development may occur. Along the Bannister Road frontage is a vacant large box retail store, a Taco Bell and a vacant fast food restaurants with drive-through. Just north of this site is All American Redi Mix. The northwest corner is platted as Santa Fe Trial Business Park in 2006.

Surrounding land uses include undeveloped properties approved as Oxford on the Blue development on the north side of E. 87th Street; Foley Equipment located at the northeast corner of the site; Interstate 435 and Cerner Trails campus to the east; Bannister Road and retail commercial to the south; and Bruce R. Watkins Drive and multi-family residential to the west.

PLAN REVIEW & ANALYSIS:

Case No. 10390-URD-10 is a request to amend an existing UR development plan on about 460 acres generally bounded by E. 87th Street on the north, Interstate 435 on the east, Bannister Road on the south, and Bruce R. Watkins Drive (US Hwy 71) on the west, for the purpose of deleting 57 acres from said UR development plan. The site is an existing quarry/ underground mining operation which has frontage on E. 87th Street, I-435, E. Bannister Road and Bruce R. Watkins Drive. Access to the site is via E. 87th Street on the north, Hickman Mills Drive on the west and E. Bannister Road on the south. The proposed site is about 60-80 feet higher in elevation above E. 87th Street and Bruce R. Watkins Drive.

The existing URD plan approved an 8 million square foot office, warehouse development and a retail center on Bannister Road. The plan consists of 4 million square foot of office, 3.5 million square foot of warehouse and about 500,000 square foot of retail. Construction was anticipated to occur in 12 phases, through 2020, as the undermined property is reclaimed. The existing land reclamation, quarry and excavation will continue on this site.

Chapter 88-260-06 states that in the course of carrying out any part of the development plan for a UR district, the developer may submit a request for an amendment of the preliminary development plan approved at the time of rezoning to the UR district. Requests to amend a preliminary development plan must be processed as a zoning map amendment in accordance with 88-515.

The request is to amend the current approved URD plan to delete the 57 acres at the northwest corner of the development to allow for construction of office/warehouse. The area to be deleted has been reclaimed, preliminary graded and platted with nine (9) lots. The proposed amendment to the existing plan raises some questions about the existing conditions of approvals as it relates to outdoor advertising signs and traffic conditions.

Billboard Signage in 2001:

Billboard signage is also referred to as “outdoor advertising signage”.

The purpose of the 2001 URD plan amendment was to allow this site to receive billboard signage being relocated from the Hickman Mills TIF project. The signs along Interstate 435 were the result of a settlement agreement dated January 5, 2000, between the Tax Increment Financing Commission, Outdoor Systems, Inc., and Marion Merrell Dow, Inc. (later Hoechst Marion Roussel and now Aventis Pharmaceuticals.) The TIF Commission had acquired several properties on Hickman Mills Drive and, as a result of the acquisition process, Outdoor Systems, Inc. (now Infinity Outdoor) became entitled to the relocation of three billboard signs. Difficulty in finding suitable sites for such relocation resulted in litigation. In early 2000, the parties agreed to an amicable settlement pending the removal of such signs and their relocation into the Santa Fe TIF plan area. The urban redevelopment plan then current did not include these three billboards, so amendment of the plan was necessary.

After much negotiation between staff, the neighborhood groups, the developer's representative, and ultimately the City Council, it was agreed that the signage would be approved, subject to its removal within 10 years of the date of installation, with installation to occur within six months. Committee Substitute for Ordinance No. 031397 included conditions stating:

That the developer and any lessee of developer for the properties

designated for the outdoor advertising signs shall remove the relocated outdoor advertising signs within ten years of installation, and installation of the relocated signs shall occur within six months of the effective date of this ordinance.

That the developer and any lessee of developer for the properties designated for the outdoor advertising signs acknowledge that city relocation benefits and/or city relocation damages are not available at the end of the ten year period and that the signs do not have to be relocated elsewhere by the City or its Tax Increment Financing Commission.

Billboard Signage in 2005:

Ordinance No. 051062 passed by City Council on October 6, 2005 had the following conditions as it relates to the existing billboards on the site:

- 21) That the developer and any lessee of developer shall remove all outdoor advertising signs, as identified on the plan as "existing billboard sign to be removed" within one year of the effective date of this ordinance.
- 22) That the developer and any lessee of developer shall remove all outdoor advertising signs, as identified on the development plan as "existing billboard sign" and "proposed billboard sign" within ten years of the effective date of this ordinance.
- 23) That the developer and any lessee of developer acknowledge that city relocation benefits and/or city relocation damages are not available at the end of the specified period, and that the signs do not have to be relocated elsewhere by the City or its Tax Increment Financing Commission.

Billboard Signage Now:

The submitted plan does not address the outdoor advertising signs within this UR District. The city shows four (4) existing outdoor advertising signs registered under Permit Nos. CVOA 370, 371, 372 and 373. Three of the signs are located on the west side of I-435 and fourth is located on the east side of Hickman Mills Drive. The signs are scheduled for annual inspection on June 25, 2015. Staff recommends that the revised plan be amended to show the existing billboards stipulating the date of removal per condition of approval of Ordinances No. 031397 and 051062.

Staff recommends that the developer submit an updated overall UR development plan that shows the updated development data including phasing to Development Management Division prior to ordinance request. The revised plan shall include all the outdoor advertising sign information approved with the original plan. The original condition of approval for the overall UR

development plan shall apply to the existing development.

The Public Works Department requested an overall traffic study for the amendment of the URD plan. At this time PWD will allow this amendment and up to 112 acres owned or controlled by Northpoint and developed for light industrial/office uses to move forward. Any deviation from the 2005 URD plan that requires a URD plan amendment shall require an updated traffic impact study for the overall URD development plan. The updated traffic impact study must incorporate the prevailing conditions existing at the time of the update, including all adjacent approved developments.

Case No. 10390-MPD-11 is a request to rezone about 57 acres generally located on the south side of E. 87th Street and the east side of Bruce R. Watkins Drive (US Hwy 71), from District UR (Urban Redevelopment) to MPD (Master Planned District) and approval of a development plan to allow for 700,000 square foot of general industrial development on two lots.

The proposed MPD plan also serves as a preliminary plat. The plat proposes two industrial lots with access off E. 87th Street. The plan shows extension of a public street, Marion Park Drive southwards to serve the two lots. The existing site was approved and platted as "**Santa Fe Trail Business Park, First Plat, Lots 1-9**". Ordinance No. 060670 passed by City Council on June 29, 2006 approved a final plat on approximately 57 acres, creating nine lots and two private open space tracts. The plan also proposes to vacate the existing dedicated public streets (East 88th Street and Cypress Avenue). For this final plat to vacate the dedicated streets and easements, the applicant will be required to submit all the utility sign off sheets prior to ordinance request of this final plat.

The development plan is proposing two office warehouse buildings on two lots. The buildings are proposed to be constructed of precast concrete panels accented with medium textured cement based acrylic coating. The finishes and trims show metal coping and EIFS. Building 1 is proposed to be 364,000 square foot single story structure and building 2 is proposed to be 332,000 square foot. The plan shows 718 parking spaces which is in excess of the 522 spaces required by the Zoning and Development Code. The plan shows a stormwater detention facility within a tract along the west side of the site.

The submitted plan included a landscaping plan. Staff recommends that the preliminary landscape plan be revised to meet the requirement of Chapter 88-425. Per Chapter 88-425-12 all landscaping plans must be sealed and certified by a registered landscape architect licensed in the State of Missouri and include information as required by city planning and development department staff. The submitted landscaping plan is not sealed and certified by a registered landscape architect.

Staff also recommends that a detailed lighting plan that meets the requirement of Chapter 88-430 of the Zoning and Development Code be submitted as part of the revised plans.

Chapter 88-445-10-A-1, requires that a signage plan must be submitted in conjunction with the review and approval of a development plan, according to the review procedure of 88-517. The plan shows an oversized monument sign at the intersection of E. 87th Street and Marion Park Drive. The sign shall not exceed 200 square foot in size and 20 feet in height and must be setback 20 feet from the property line. The sign is 18 feet tall and 64 square feet. No monument sign shall be permitted for individual buildings with the installation of the oversized monument sign. The plan also shows 7 individual tenant names. Staff recommends that the number of tenants on the oversized monument sign be limited to 4 tenants (2 per building/ lot). All references to signage on the face of the plan shall be accompanied by a proposed diagram or deleted. Signage shall meet the requirements of Chapter 88-445.

The proposed MPD plan allows for all the uses permitted within District M-4 with the following prohibited uses: Detention and Correctional Facilities; Halfway House; Adult Media Store; Adult Motion Picture Theatre; Sex Shop; Junk/ Salvage Yard; Composting Facility; Demolition and Debris Landfill; Solid Waste Separation Facility; and Waste Transfer Station.

MPD Statement:

In response to why the requested action (rezoning) is justified, the applicant did not provide an MPD statement.

Per Section 88-280-01, the MPD district is intended to accommodate development that may be difficult if not impossible to carry out under otherwise applicable zoning district standards. The MPD district will allow for multiple buildings and uses on one lot and establish the building setbacks and other site development standards.

88-280-01-B. Specific Objectives

Different types of MPDs will promote different planning goals. In general, however, MPDs are intended to promote the following objectives:

1. flexibility and creativity in responding to changing social, economic, and market conditions and that results in greater public benefits than could be achieved using conventional zoning and development regulations;
2. implementation and consistency with the city's adopted plans and policies;
3. efficient and economical provision of public facilities and services;
4. sustainable, long-term communities that provide economic opportunity and environmental and social equity for residents;

5. variety in housing types and sizes to accommodate households of all ages, sizes, incomes, and lifestyle choices;
6. compact, mixed-use development patterns where residential, commercial, civic, and open spaces are located in close proximity to one another;
7. a coordinated transportation systems that includes an inter-connected hierarchy of appropriately designed improvements for pedestrians, bicycles, and vehicles;
8. compatibility of buildings and other improvements as determined by their arrangement, massing, form, character, and landscaping to establish a high-quality livable environment;
9. the incorporation of open space amenities and natural resource features into the development design;
10. low-impact development (LID) practices; and
11. attractive, high-quality landscaping, lighting, architecture, and signage that reflects the unique character of the development.

88-520-03-F. MPD Review Criteria

In reviewing and making decisions on proposed MPD rezonings and preliminary development plans, review and decision-making bodies must consider at least the following factors:

- the preliminary development plan's consistency with any adopted land use plans for the area;
 - *The Hickman Mills Area Plan (HMAP) recommends Light Industrial, Open Space and Conservation District land use at this location. The proposed zoning is consistent with the future land use plan.*
- the preliminary development plan's consistency with the MPD district provisions of 88-280; and
 - Applicant's MPD statement.
 - *The applicant has not provided an MPD Statement.*
- the sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.
 - *This plan is proposed to allow office warehouse use on a reclaimed parcel.*

88-280-06 Approval Criterion

MPD zoning may be approved only when the city council, after receiving the recommendation of the city plan commission, determines that the proposed development cannot be reasonably accommodated by other available regulations of this zoning and development code, and that a MPD would result in a greater benefit to the city as a whole than would development under conventional zoning district regulations. Such greater benefit may include implementation of adopted planning policies, natural resource preservation, urban design, neighborhood/community amenities, or a

general level of development quality.

SD 1176B – Final Plat, Three Trails Commerce Center - To consider approval of a final plat in District MPD on approximately 57 acres generally located on the south side of E. 87th Street and the east side of Bruce R. Watkins Drive (US Hwy 71), creating two (2) industrial lots and one (1) tract. This plat will supersede the prior plat. Access to the site is via Marion Park Drive, extending southerly from E. 87th Street to serve the two proposed lots. All right-of-way for E. 87th Street has been dedicated; no additional right-of-way is required with this plat. Marion Park Drive is shown to terminate as a stub street. Staff recommends that temporary cul-de-sac be installed at the end of the street.

The proposed final plat is in substantial conformance with the preliminary MPD plan.

RECOMMENDATIONS:

a) The City Planning and Development Department staff recommends that **Case No. 10390-URD-10** be approved based on the application, plans, and documents provided for review prior to the hearing and subject to the following conditions as provided by the Development Review Committee at the January 21, 2015 meeting:

1. That three (3) collated, stapled and folded copies (and a CD containing a pdf file, a georeferenced monochromatic TIF file, and CAD/GIS compatible layer of the site plan boundary referenced to the Missouri state plan coordinate system) of (a revised drawing /all listed sheets), revised as noted, be submitted to Development Management staff, prior to issuance of building permit showing:
 - a. Show all URD data per existing approved plan.
 - b. All location of outdoor advertising signs and the date of removal per prior ordinances.

Condition No. 2. & 3. per City Planning & Development, Development Management Division (Olofu Agbaji, Olofu.Agbaji@kcmo.org)

2. Conditions of approval of No. 051062 passed by City Council on October 6, 2005 (Case No. 10390-URD-5) still applies and shall be carried forward.
3. That the developer submit an updated overall UR development plan that shows the updated development data including phasing to Development Management Division prior to ordinance request. The revised plan shall include all the outdoor advertising sign information approved with the

original plan. The original condition of approval for the overall UR development plan shall apply to the existing development

Conditions Nos. 4. - 15. per City Planning & Development, Land Development Division (Brett Cox, brett.cox@kcmo.org)

4. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
5. The developer must submit a Macro/Micro storm drainage study, including a BMP level of service analysis, to the Land Development Division for review and acceptance for the entire development when the first plat infrastructure improvements are submitted, and that the developer secure permits to construct any improvements as required by the Land Development Division prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.
6. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review, acceptance, and permitting for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
7. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
8. The owner/developer must secure a Site Disturbance permit from the Land Development Division prior to beginning any construction, grading, clearing, or grubbing activities, if the disturbed area equals one acre or more during the life of the construction activity.
9. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
10. The developer must design and construct all interior public streets to City Standards, as required by the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.

11. The developer must construct temporary off-site cul-de-sacs as required by the Land Development Division.
12. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
13. The developer submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, to identifying sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 4/8/09" and base on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
14. The developer must secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
15. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.

Condition 16. per Public Works Department (Gnani Mahalingam, gnani.mahalingam@kcmo.org)

16. Any future development that deviates from the current approved 2005 URD Development Plan as it relates to site layout (including building uses and floor areas), phasing, and timing, other than the 112 acres owned or controlled by Northpoint and developed for light industrial/office uses, shall require an amended URD development plan and shall require an updated traffic impact study for the overall URD development plan. The updated traffic impact study must incorporate the prevailing conditions existing at the time of the update, including all adjacent approved developments.

b) The City Planning and Development Department staff recommends that **Case No. 10390-MPD-11** be approved based on the application, plans, and documents provided for review prior to the hearing and subject to the following conditions as provided by the Development Review Committee at the January 21, 2015 meeting:

1. That three (3) collated, stapled and folded copies (and a CD containing a pdf file, a georeferenced monochromatic TIF file, and CAD/GIS compatible layer of the site plan boundary referenced to the Missouri state plan coordinate system) of (a revised drawing /all listed sheets), revised as noted, be submitted to Development Management staff, prior to issuance of building permit showing:
 - a. Correct title to read "Three Trials Commerce Center MPD Development Plan".
 - b. Sizes of Lots 1 & 2.
 - c. A lighting plan that meets the requirement of Chapter 88-430 in its entirety.
 - d. A signage plan that meets the requirements of Chapter 88-445 in its entirety.
 - e. Staff recommends that the number of tenants on the oversized monument sign be limited to 4 tenants (2 per building/ lot).
 - f. A revise plan that meets the requirements of Chapter 88-420 as it relates to short and long term bicycle parking.
 - g. Temporary cul-de-sac at the terminus of Marion Park Drive.
 - h. Provide a typical section for Marion Park Drive.
 - i. Show proposed storm sewer along Marion Park Drive.
 - j. Storm Study Comments:
 1. Provide an analysis of the watershed to the point where the proposed project is 10% of the overall watershed per APWA 5601.5.A.4.
 2. Provide an analysis of the increase in stormwater volume, and how the increase will be mitigated.

Conditions 2. - 4. per City Planning & Development, Development Management Division (Olofu Agbaji, Olofu.Agbaji@kcmo.org)

2. That the developer submit an MPD statement prior to ordinance request.
3. That the developer submit Street Naming Plan to Development Management Division prior to ordinance request of this final plat. Street naming plan shall be approved prior to issuance of address for this plat.

4. That the developer submit a street tree planting plan to the Development Management Division prior to ordinance request. The developer shall also secure the approval of the City Forester for street trees to be planted in the right of way prior to Mylar approval of this final plat.

Conditions Nos. 5. - 22. per City Planning & Development, Land Development Division (Brett Cox, brett.cox@kcmo.org)

5. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
6. The developer must submit a Storm Drainage Study, including a BMP level of service analysis, to the Land Development Division for review and acceptance for the entire development area, and that the developer secure permits to construct any improvements as required by the Land Development Division prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.
7. The developer must dedicate right of way for Marion Park Drive as required by Chapter 88 so as to provide a minimum of 60 feet of right of way, and ensure right of way dedication is adequate for any proposed road improvements as required by Public Works Department adjacent to this project.
8. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
9. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
10. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
11. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would

encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.

12. The developer must construct temporary off-site cul-de-sacs as required by the Land Development Division, within a temporary cul-de-sac easement.
13. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review, acceptance, and permitting for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
14. The owner/developer must secure a Site Disturbance permit from the Land Development Division prior to beginning any construction, grading, clearing, or grubbing activities, if the disturbed area equals one acre or more during the life of the construction activity.
15. The developer must secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
16. That any stream buffer zones are delineated by submitting a preliminary buffer plan prior to approval of the development plan in accordance with the Section 88-415 requirements.
17. The developer must submit a final stream buffer plan, prepared in accordance with Section 88-415, for review and acceptance by the Land Development Division, with the final plat application, and prior to building permit issuance, whichever occurs first.
18. The developer must show and label the final stream buffer zones on the subdivision plat within a private open space tract (or stream buffer easement), as required by the Land Development Division.
19. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.
20. The developer must show the limits of the 100-year floodplain on the final plat, as required by the Land Development Division.
21. The developer must show the lowest opening or elevation or Minimum Low Opening (MLO) of any structure on each lot that abuts a 100-year

flood prone area on any plat and plan, as required by the Land Development Division.

22. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

Condition 23. per Public Works Department (Gnani Mahalingam, gnani.mahalingam@kcmo.org)

23. That the developer modify the existing dual left-turn lanes on 87th Street at the development entrance by striping out the northern westbound left-turn lane by installing appropriate white chevron pavement markings or other markings, as required by the Public Works Department, so as to provide for a single left-turn lane into the development.

c) City Planning and Development Staff recommends approval of SD 1176B – Final Plat, Three Trails Commerce Center based on the application, plans, and documents provided for review prior to the hearing and subject to the following conditions as provided by the Development Review Committee at the January 21, 2015 meeting:

1. That the plat be revised to show:
 - a. All corrections identified in the Land Development Division final plat checklist.
 - b. Show existing floodplain on the Plat.
 - c. Show Stream Buffer easement or Tract on the Plat.
 - d. Reference the correct name of the recorded plat in the heading. (Santa Fe Trail Business Park...)
 - e. Add the name and address of the developer.
 - f. Add the City Plan Commission recommended approval date from the City Plan Commission disposition letter sent to you by the City Planner.
 - g. All streets (interior and exterior) previously dedicated as existing right-of-way should reference the ordinance # that established the right-of-way and the date that the ordinance was passed by Council. (This is usually also going to be the same ordinance and date passed for the street grades if they have already been established.)
 - h. Add a the note for any right-of-way being vacated by this plat to read, 'To Be Vacated By This Plat' and state if utility rights are being retained.

- i. Use leader lines to show the limits of the right-of-way being vacated by this plat.

Conditions 2. - 5. per City Planning & Development, Development Management Division (Olofu Agbaji, Olofu.Agbaji@kcmo.org)

2. That the developer coordinate with DMD to verify that all required consent forms have been received by Development Management and approved for the right-of-way being vacated by this plat. For this final plat to vacate the dedicated streets and easements, the applicant will be required to submit all the utility sign off sheets prior to ordinance request of this final plat.
3. That the developer submit an MPD statement prior to ordinance request.
4. That the developer submit Street Naming Plan to Development Management Division prior to ordinance request of this final plat. Street naming plan shall be approved prior to issuance of address for this plat.
5. That the developer submit a street tree planting plan to the Development Management Division prior to ordinance request. The developer shall also secure the approval of the City Forester for street trees to be planted in the right of way prior to Mylar approval of this final plat.

Conditions Nos. 6. - 23. per City Planning & Development, Land Development Division (Brett Cox, brett.cox@kcmo.org)

6. Further revisions and/or corrections as required by Development Services.
7. The developer must submit a Storm Drainage Study, including a BMP level of service analysis, to the Land Development Division for review and acceptance for the entire development area, and that the developer secure permits to construct any improvements as required by the Land Development Division prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.
8. The developer must dedicate right of way for Marion Park Drive as required by Chapter 88 so as to provide a minimum of 60 feet of right of way, and ensure right of way dedication is adequate for any proposed road improvements as required by Public Works Department adjacent to this project.
9. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

10. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
11. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
12. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
13. The developer must construct temporary off-site cul-de-sacs as required by the Land Development Division, within a temporary cul-de-sac easement.
14. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review, acceptance, and permitting for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
15. The owner/developer must secure a Site Disturbance permit from the Land Development Division prior to beginning any construction, grading, clearing, or grubbing activities, if the disturbed area equals one acre or more during the life of the construction activity.
16. The developer must secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
17. That any stream buffer zones are delineated by submitting a preliminary buffer plan prior to approval of the development plan in accordance with the Section 88-415 requirements.
18. The developer must submit a final stream buffer plan, prepared in accordance with Section 88-415, for review and acceptance by the Land

Development Division, with the final plat application, and prior to building permit issuance, whichever occurs first.

19. The developer must show and label the final stream buffer zones on the subdivision plat within a private open space tract (or stream buffer easement), as required by the Land Development Division.
20. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.
21. The developer must show the limits of the 100-year floodplain on the final plat, as required by the Land Development Division.
22. The developer must show the lowest opening or elevation or Minimum Low Opening (MLO) of any structure on each lot that abuts a 100-year flood prone area on any plat and plan, as required by the Land Development Division.
23. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

Condition 24. per Public Works Department (Gnani Mahalingam, gnani.mahalingam@kcmo.org)

24. That the developer modify the existing dual left-turn lanes on 87th Street at the development entrance by striping out the northern westbound left-turn lane by installing appropriate white chevron pavement markings or other markings, as required by the Public Works Department, so as to provide for a single left-turn lane into the development prior to the first final plat.

Respectfully submitted,



Olofu O. Agbaji
Planner

Santa Fe Trail Business Park

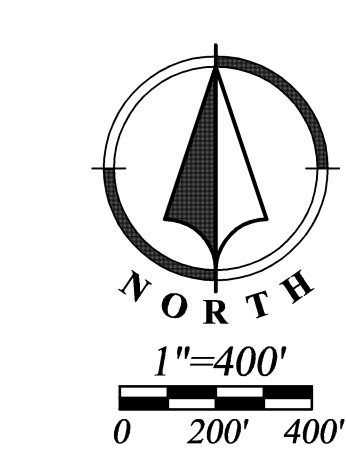
Amended and Restated URD/TIF Plan and Preliminary Plat



LEGEND

URD BOUNDARY AREA

EXCEPTED AREA



REVISED URD BOUNDARY DESCRIPTION

PORTIONS OF SECTIONS 22, 23, 26 AND 27, ALL IN TOWNSHIP 48 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, BOUNDED GENERALLY ON THE NORTH BY 87TH STREET, ON THE EAST BY U.S. INTERSTATE ROUTE NO. 435, ON THE SOUTH BY MISSOURI STATE ROUTE "W", COMMONLY KNOWN AS BANNISTER ROAD, AND ON THE WEST BY U.S. HIGHWAY ROUTE NO. 71, COMMONLY KNOWN AS BRUCE R. WATKINS DRIVE, AS SAID STREET AND HIGHWAY RIGHT OF WAYS ARE NOW ESTABLISHED OR PROPOSED, AND ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 22, SAME POINT BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE NORTH 02°24'18" EAST ALONG THE WEST LINE OF THE NORTHWEST CORNER OF SAID SECTION 23, A DISTANCE OF 460.18 FEET TO A POINT ON THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF 87TH STREET; THENCE GENERALLY EASTWARDLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING COURSES AND DISTANCES, MORE OR LESS; THENCE SOUTH 57°23'10" EAST, A DISTANCE OF 147.98 FEET; THENCE SOUTH 62°40'58" WEST, A DISTANCE OF 58.60 FEET; THENCE SOUTH 27°40'41" EAST, A DISTANCE OF 96.31 FEET; THENCE NORTH 62°40'58" EAST, A DISTANCE OF 116.13 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 59°46'38" EAST, A RADIUS OF 2,365.00 FEET AND A CENTRAL ANGLE OF 32°58'37", AN ARC LENGTH OF 1,361.19; THENCE NORTH 87°14'46" EAST, A DISTANCE OF 256.00 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF THE LAST DESCRIBED COURSE, A RADIUS OF 2235.00 FEET, AND A CENTRAL ANGLE OF 20°19'13", AN ARC LENGTH OF 792.66 FEET; THENCE SOUTH 72°26'02" EAST, A DISTANCE OF 256.00 FEET; THENCE ON A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF THE LAST DESCRIBED COURSE, A RADIUS OF 2,365.00 FEET AND A CENTRAL ANGLE OF 05°57'35", AN ARC DISTANCE OF 246.00 FEET; THENCE SOUTH 13°55'44" EAST, A DISTANCE OF 92.29 FEET; THENCE NORTH 79°11'53" EAST, A DISTANCE OF 2.26 FEET; THENCE SOUTH 02°13'32" WEST, PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23 AND NO LONGER ALONG THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF SAID 87TH STREET, A DISTANCE OF 464.87 FEET; THENCE SOUTH 86°59'03" EAST, PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, A DISTANCE OF 866.67 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTHWARDLY ALONG SAID EAST LINE, SOUTH 02°13'32" WEST, A DISTANCE OF 205.73 FEET; THENCE SOUTH 86°59'03" EAST, AND NO LONGER ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 1,084.86 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. INTERSTATE ROUTE NUMBER 435 AS NOW ESTABLISHED; THENCE GENERALLY SOUTHWARDLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES, MORE OR LESS; THENCE SOUTH 28°22'34" WEST, A DISTANCE OF 258.58 FEET; THENCE SOUTH 14°20'24" WEST, A DISTANCE OF 206.16 FEET; THENCE SOUTH 28°22'34" WEST, A DISTANCE OF 1,529.94 FEET; THENCE NORTH 88°11'20" WEST, A DISTANCE OF 55.35 FEET; THENCE SOUTH 28°22'34" WEST, A DISTANCE OF 2,346.22 FEET; THENCE SOUTH 37°36'22" WEST, A DISTANCE OF 405.25 FEET; THENCE SOUTH 59°08'20" WEST, A DISTANCE OF 179.71 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MISSOURI STATE ROUTE "W", COMMONLY KNOWN AS BANNISTER ROAD; THENCE GENERALLY WESTWARD LONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES, MORE OR LESS; THENCE NORTH 86°46'04" WEST, A DISTANCE OF 346.89 FEET; THENCE NORTH 86°31'40" WEST, A DISTANCE OF 1541.69 FEET; THENCE NORTH 77°59'49" WEST, A DISTANCE OF 101.12 FEET; THENCE NORTH 86°31'40" WEST, A DISTANCE OF 288.16 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY ROUTE NO. 71, COMMONLY KNOWN AS BRUCE R. WATKINS DRIVE AS NOW ESTABLISHED; THENCE GENERALLY NORTHWARDLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES, MORE OR LESS; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 37°09'43" WEST, A RADIUS OF 1,980.08 FEET AND A CENTRAL ANGLE OF 23°31'01", AN ARC LENGTH OF 804.51 FEET; THENCE NORTH 13°38'42" WEST, A DISTANCE OF 1,182.27 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF THE LAST DESCRIBED COURSE, A RADIUS OF 2,914.93 FEET AND A CENTRAL ANGLE OF 07°44'19", AN ARC LENGTH OF 393.70 FEET; THENCE NORTH 05°54'22" WEST, A DISTANCE OF 403.85 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF THE LAST DESCRIBED COURSE, A RADIUS OF 2,814.93 FEET AND A CENTRAL ANGLE OF 7°18'29", AN ARC LENGTH OF 359.04 FEET; THENCE NORTH 13°12'51" WEST, A DISTANCE OF 1,292.87 FEET; THENCE ON A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF THE LAST DESCRIBED COURSE, A RADIUS OF 2,814.93 FEET AND A CENTRAL ANGLE OF 6°44'26", AN ARC LENGTH OF 331.16 FEET; THENCE NORTH 19°57'17" WEST, A DISTANCE OF 702.91 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 86°47'56" EAST ALONG SAID QUARTER SECTION LINE AND NO LONGER ALONG THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY ROUTE NO. 71, A DISTANCE OF 1,155.22 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 22,486,834 SQUARE FEET EQUAL TO 516.2 ACRES, MORE OR LESS.

EXCEPT THE AREA DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 48 NORTH, RANGE 33 WEST; THENCE NORTH 02°24'18" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 460.18 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 87TH STREET, AS NOW ESTABLISHED; THENCE SOUTH 57°23'10" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 147.98 FEET; THENCE SOUTH 62°40'58" WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 58.60 FEET; THENCE SOUTH 27°40'41" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 96.31 FEET; THENCE NORTH 62°40'58" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 116.13 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°01'21" AND A RADIUS OF 2,635.00 FEET, AND WHOSE INITIAL TANGENT BEARING IS SOUTH 59°46'38" EAST, AN ARC DISTANCE OF 785.20 FEET; THENCE SOUTH 57°20'16" WEST, A DISTANCE OF 41.58 FEET; THENCE SOUTH 13°28'32" WEST, A DISTANCE OF 599.57 FEET; THENCE SOUTHERLY, ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A CENTRAL ANGLE OF 23°52'18" AND A RADIUS OF 1935.00 FEET, FOR AN ARC DISTANCE OF 806.20 FEET; THENCE NORTH 86°58'55" WEST, A DISTANCE OF 824.42 FEET, TO A POINT OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 86°34'16" WEST, A DISTANCE OF 686.44 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY (A.K.A. BRUCE WATKINS DRIVE // A.K.A. SOUTH MIDTOWN TRAFFICWAY) AS NOW ESTABLISHED THENCE NORTH 13°12'51" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 372.91 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A CENTRAL ANGLE OF 06°44'26" AND A RADIUS OF 2,814.93 FEET, FOR AN ARC DISTANCE OF 331.16 FEET; THENCE NORTH 19°57'17" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 702.90 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 33 WEST; THENCE SOUTH 86°47'56" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1155.22 FEET TO THE POINT OF BEGINNING, CONTAINING 2,489,216 SQUARE FEET OR 57.1445 ACRES, MORE OR LESS.

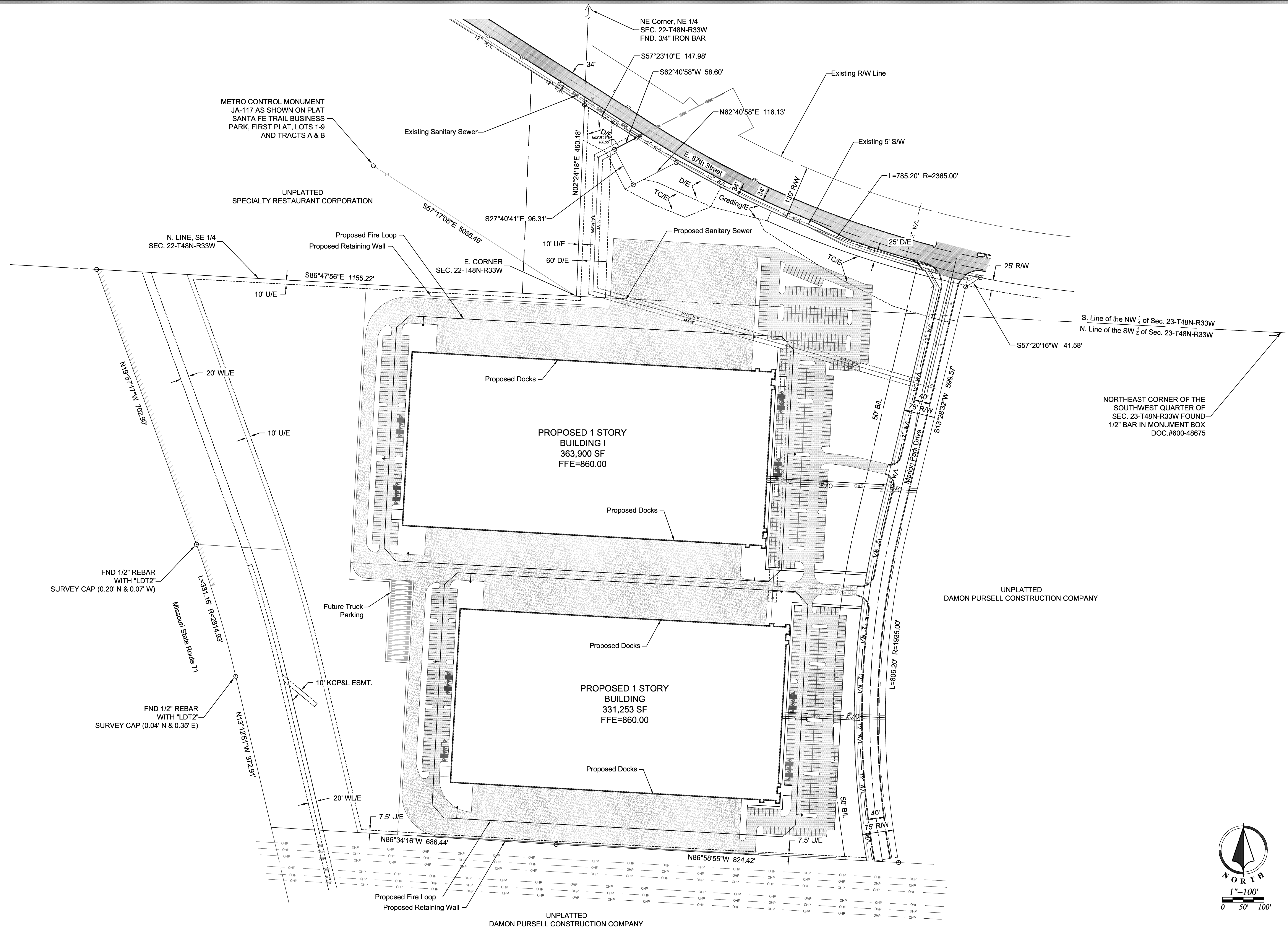
SHEET CI	PRELIMINARY DEVELOPMENT PLAN 14-0114 SANTA FE TRAIL BUSINESS PARK
REVISED URD ZONING PLAN	
	ORIGINAL SUBMITTAL REVISION
	NO. BY CD. DATE
	1. JWP MES 12/23/14
	11190 STRANG LINE ROAD LENEKA, KANSAS 66625
	913.317.9500 WWW.RIC-CONSULT.COM
	MISSOURI CERTIFICATE OF AUTHORITY NO. 2010035630

Dec 23, 2014 4:37pm
Z:\RIC Design\2014\14-0114 These Trails\Og\14-0114 URD Zoning Plan.dwg

NO.	BY	DATE	REVISION
1.	JWP	MES 12/19/14	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
5015 NW CANAL STREET, SUITE 100
RIVERVIEW, MISSOURI 64150
WWW.RIC-CONSULT.COM

MISSOURI CERTIFICATE OF AUTHORITY NO. 2010035630



Dec 19, 2014 8:46am
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FINAL PLAT

THREE TRAILS COMMERCE CENTER

A REPLAT OF ALL OF SANTA FE BUSINESS PARK, FIRST PLAT, LOTS 1-9 AND TRACTS A & B, IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI.

MISSOURI STATE PLANE COORDINATES IN METERS		
CORNER #	NORTHING (M)	EASTING (M)
1	310924.6611	846559.1896
2	311064.7856	846565.0748
3	311040.4802	846603.0614
4	311032.2849	846587.1950
5	311006.2910	846600.8305
6	311022.5322	846632.2767
7	310938.2874	846855.0886
8	310931.4484	846844.4217
9	310753.7456	846801.8391
10	310509.9015	846795.2835
11	310523.1316	846544.3747
12	310535.6424	846335.5427
13	310646.2864	846309.5609
14	310742.9598	846280.7692
15	310944.3219	846207.6608

METRO CONTROL MONUMENT JA-117		
CORNER #	NORTHING (M)	EASTING (M)
JA-117	311762.4774	845254.8786

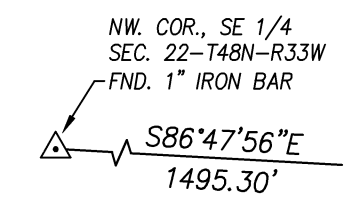
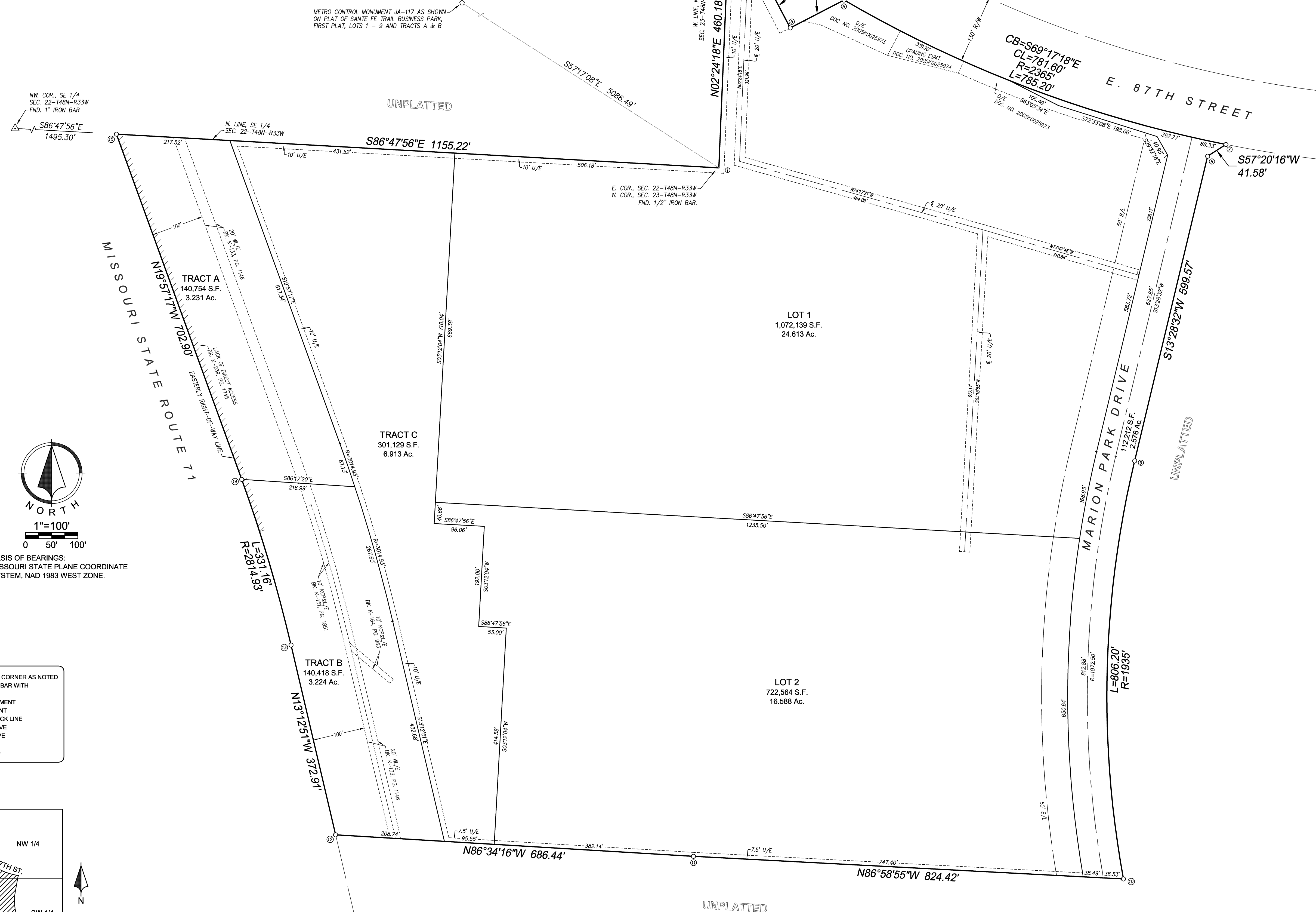
BEARINGS AND COORDINATES REFER TO THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983 WEST ZONE BASED ON METRO CONTROL MONUMENT JA-117 USING A GRID FACTOR OF 0.9999025. COORDINATES ARE SHOWN IN METERS. ALL DISTANCES SHOWN ARE IN GROUND FEET.

PROPOSED STREET GRADES		
MARION PARK DRIVE (STA.)	DESCRIPTION	ELEVATION
0+47.56	MATCH EXISTING	835.55
1+61.30	PVC	839.82
2+61.30	PVI (200' VC)	841.82
3+61.30	PVT	846.82
4+03.18	PVC	848.91
5+03.18	PVI (200' VC)	953.91
6+03.18	PVT	856.01
14+24.21	CTR. TEMP TURN AROUND	873.30

SURVEYORS CERTIFICATION

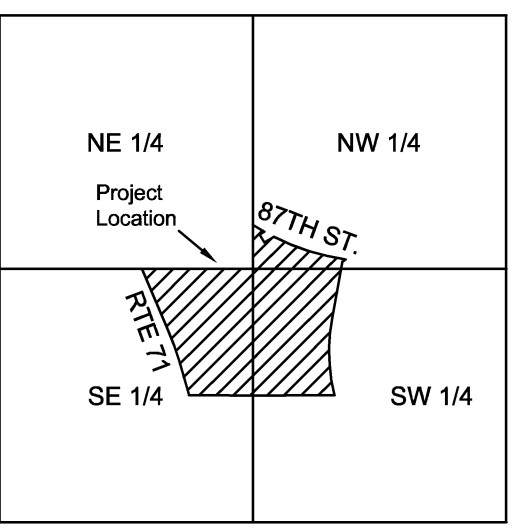
I hereby certify that the plat of THREE TRAILS COMMERCE CENTER is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current minimum standards for property boundary surveys as established by the Missouri Board For Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. 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.

Michael Schmidtberger, Missouri LS-2000143910



BASIS OF BEARINGS:
MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983 WEST ZONE.

- LEGEND:**
- △ FOUND SECTION CORNER AS NOTED
 - SET 1/2" X 24" REBAR WITH RIC MO CAP
 - D/E DRAINAGE EASEMENT
 - U/E UTILITY EASEMENT
 - B/L BUILDING SETBACK LINE
 - L LENGTH OF CURVE
 - R RADIUS OF CURVE
 - CL CHORD LENGTH
 - CB CHORD BEARING



Scale 1" = 2000'

THREE TRAILS COMMERCE CENTER

Prepared For:
NPIF2 Three Trails Industrial Park, LLC
5015 NW Canal Street, Suite 200
Riverside, MO 64150
(816) 888-7380
(816) 888-7399 (Fax)

Date of Preparation:
December 18, 2014

**Renaissance
Infrastructure
Consulting**

1138 West Cambridge Circle Drive
Kansas City, Kansas 66103

913.317.9500
www.ri-consult.com