



# 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 and cursive, with a large loop at the end.

Matthew Barnes  
Planner



