

CS Ordinance No. 240198

Major Amendment (Rezoning to MPD)

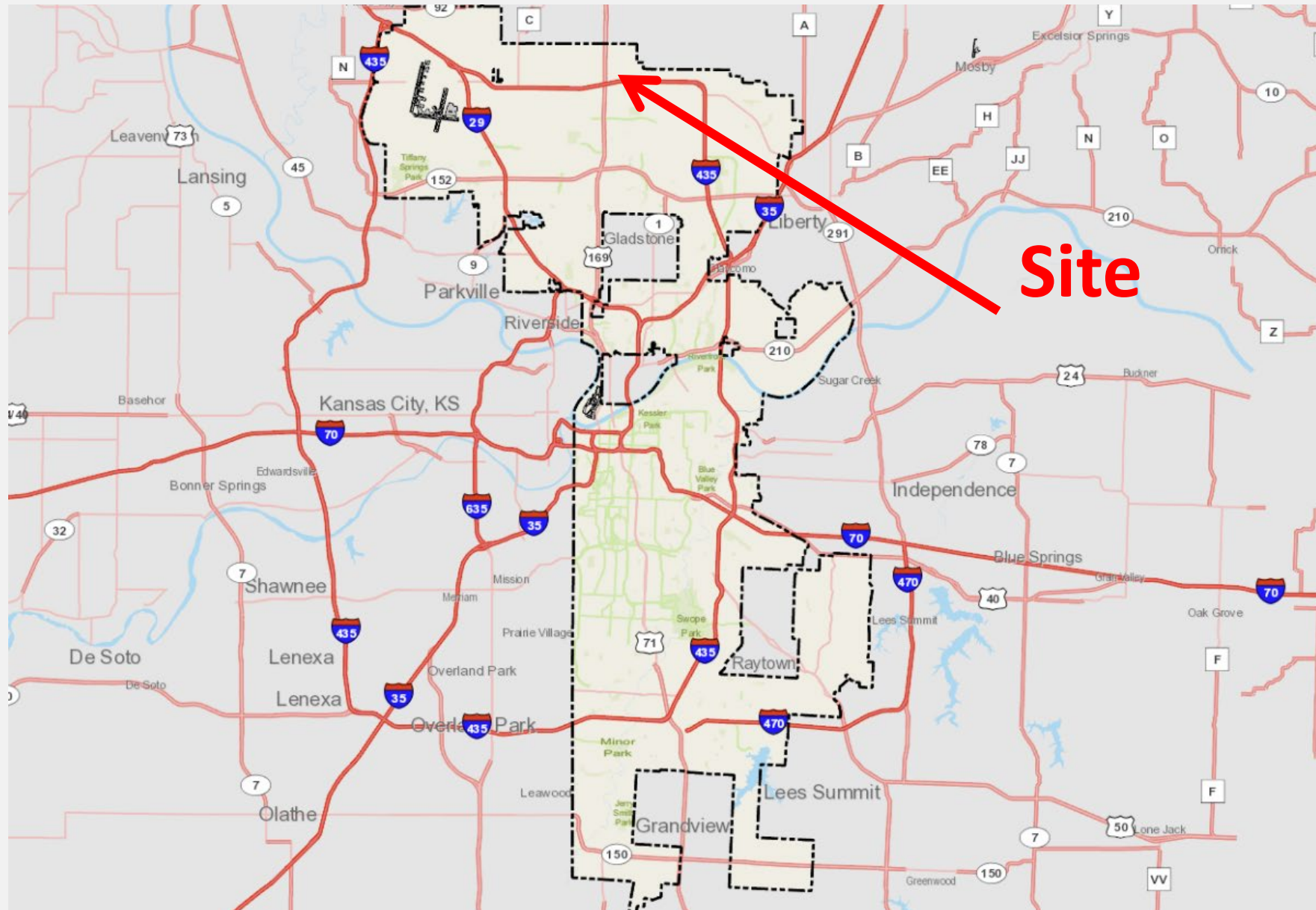
Rocky Branch Creek Technology Park – 12341 N Main St

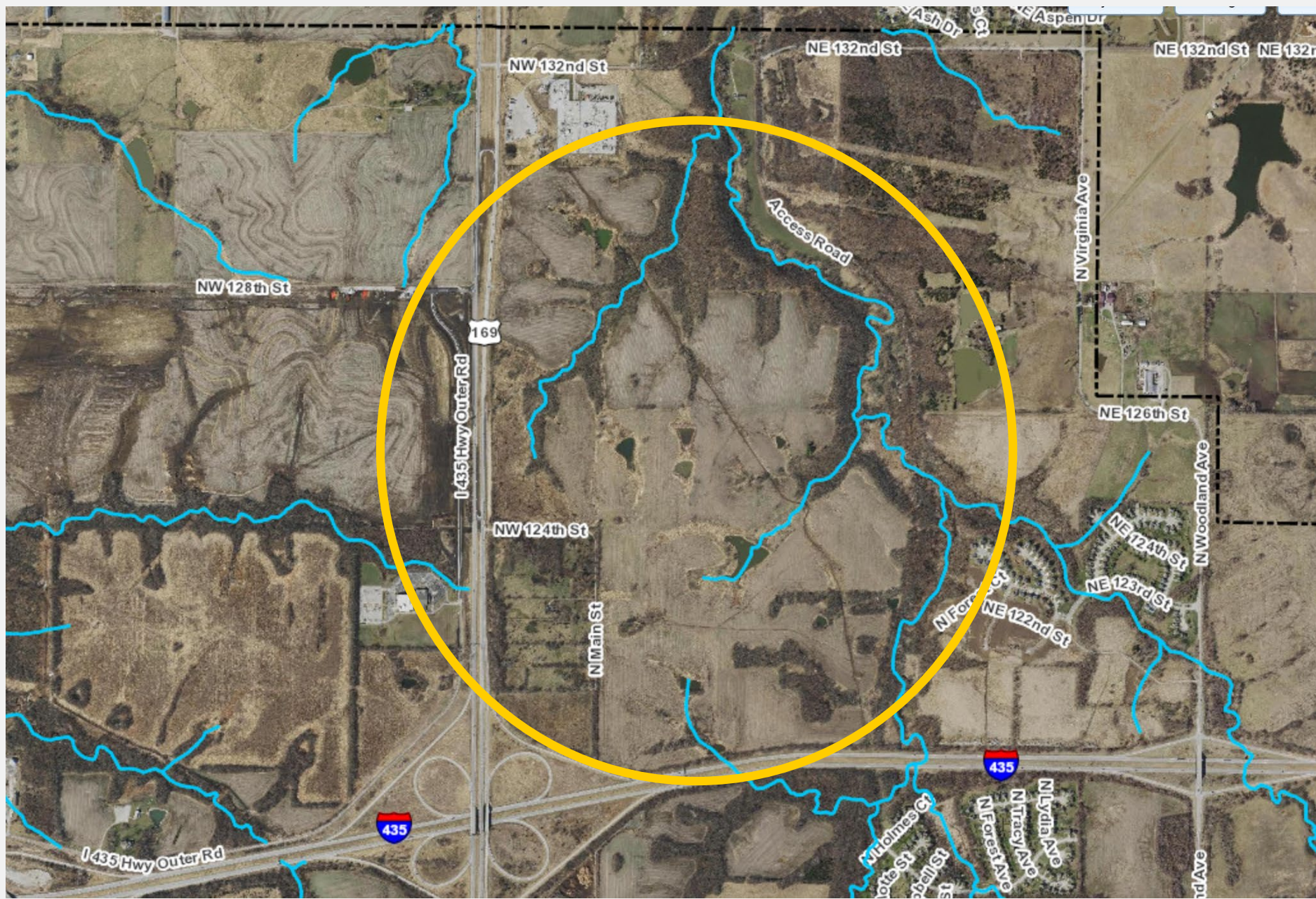
March 6, 2024

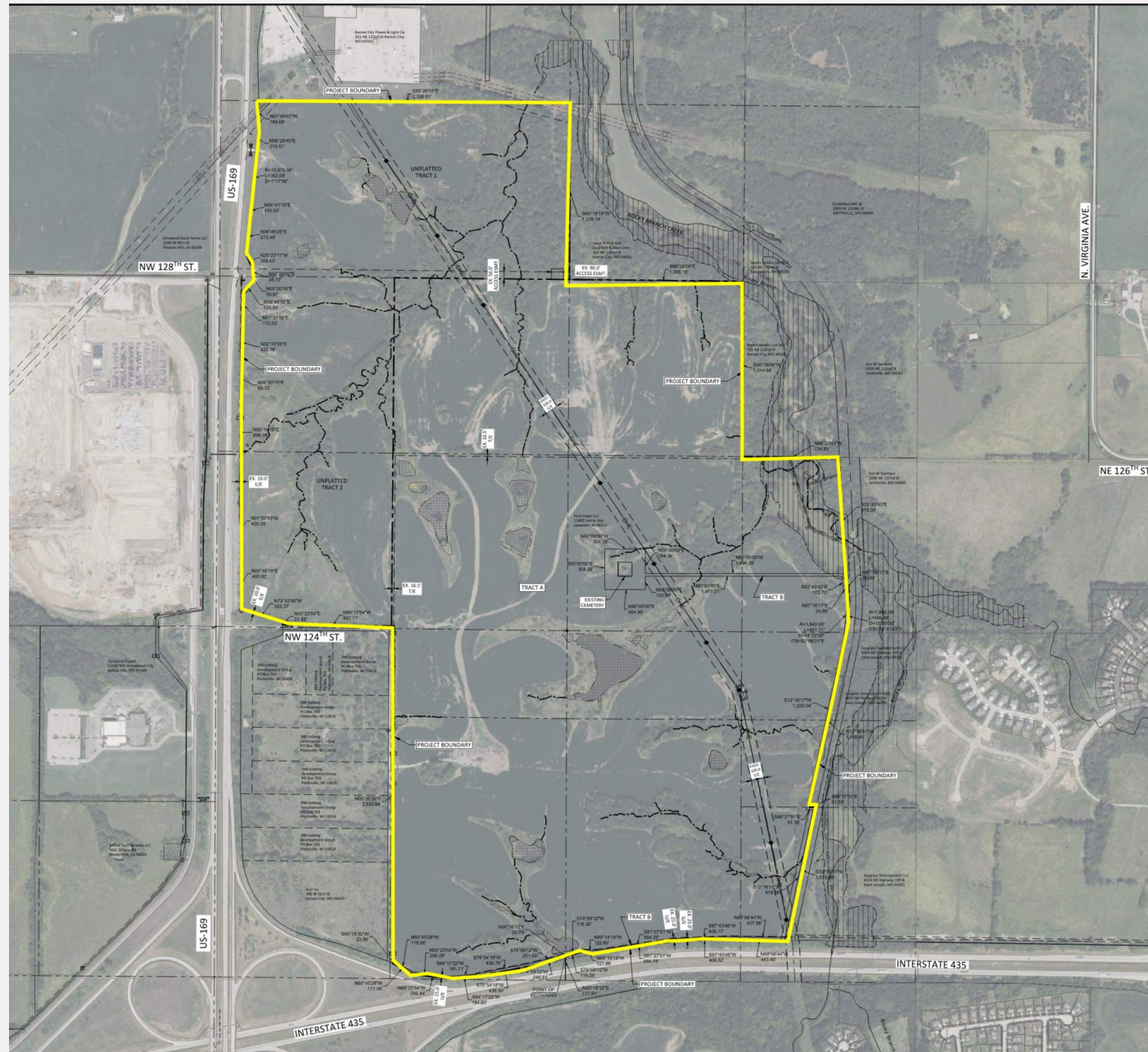
Prepared for

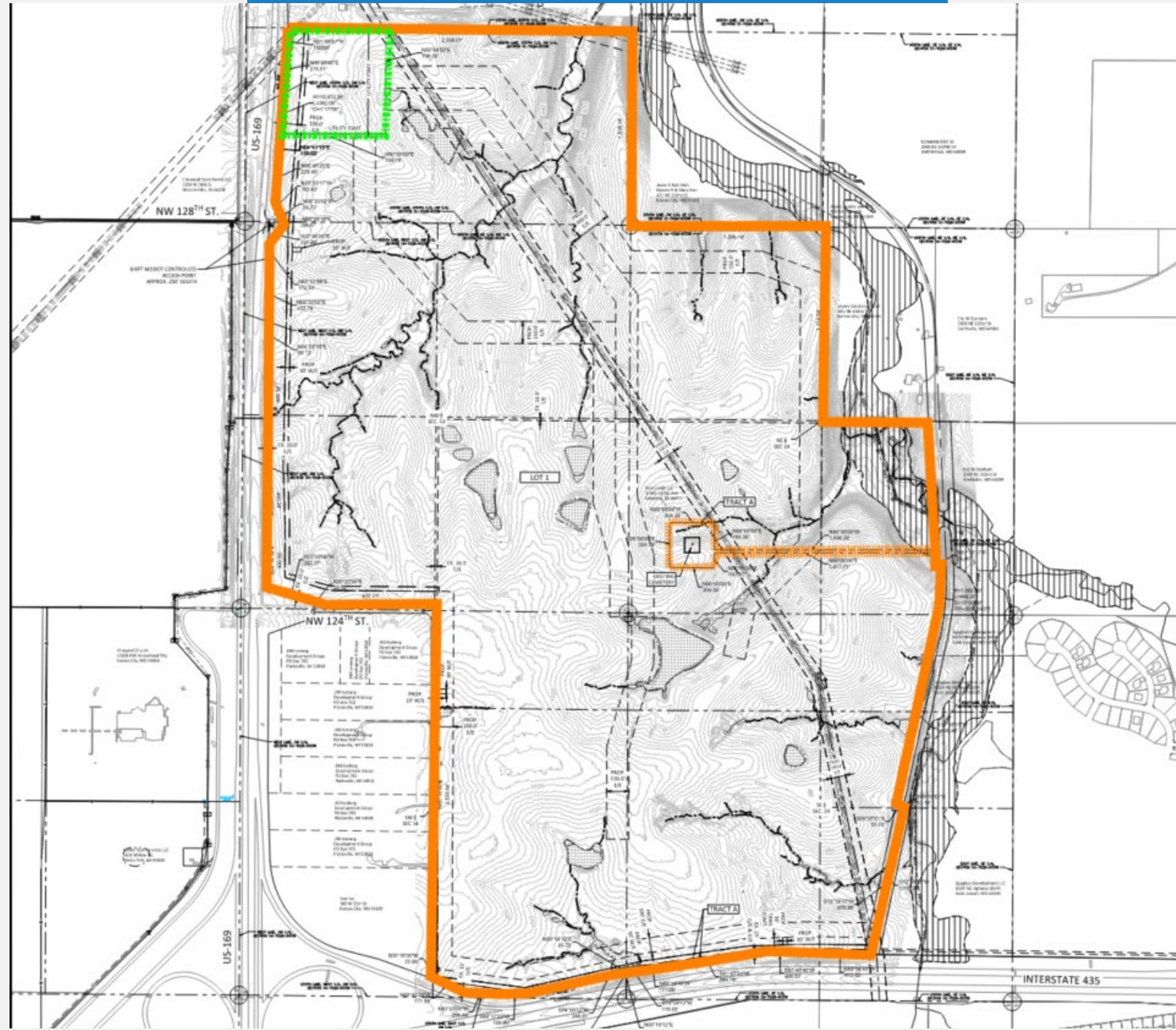
Neighborhood Planning and Development Committee











FACILITY PARKING REQUIREMENTS

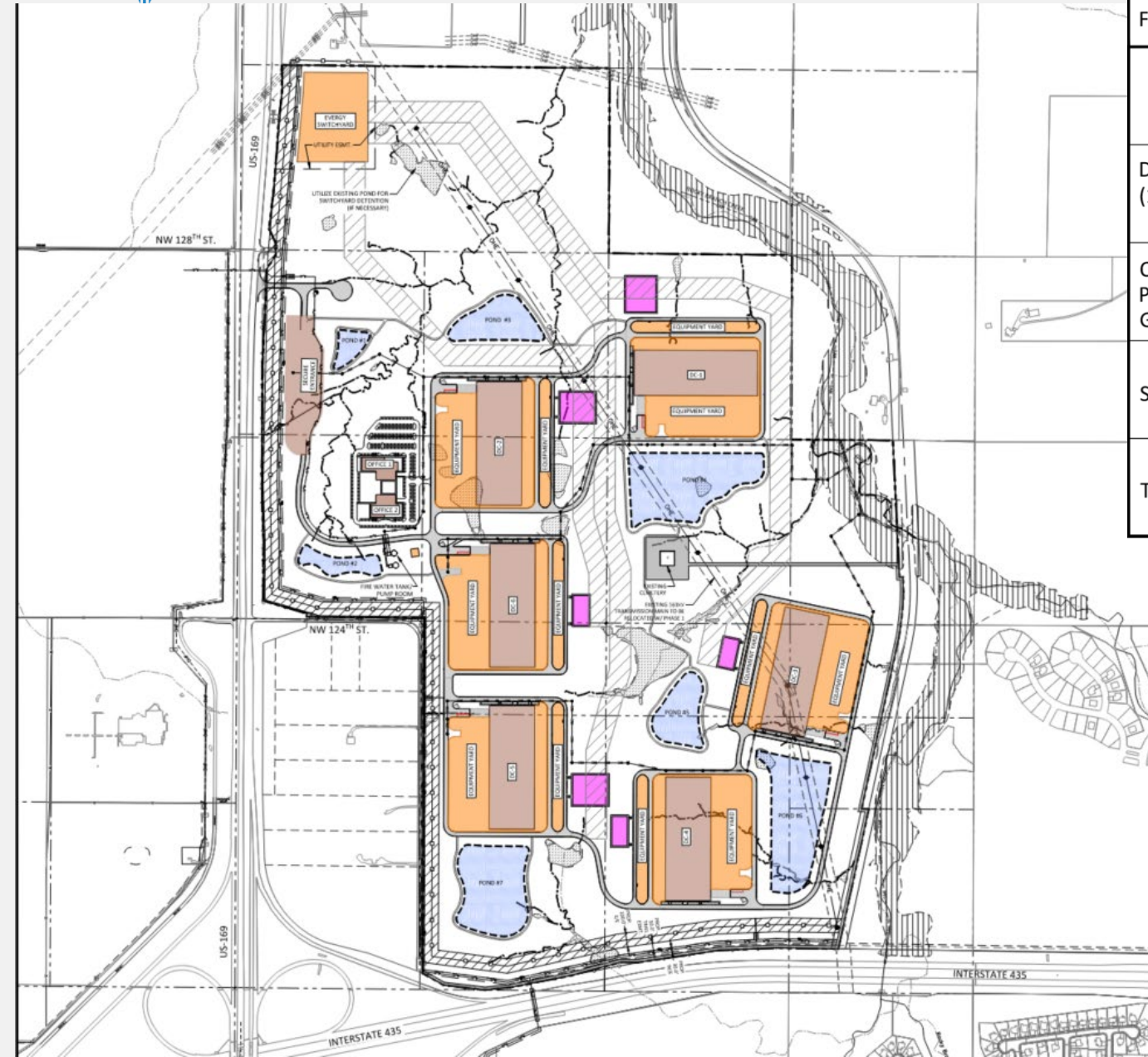
88-420-PARKING	VEHICLE SPACES		BIKE SPACES (LONG TERM)	
	General Code Requirements	MPD Standard	General Code Required	MPD Standard
Data Center (1,740,000 SF)	2.5 Per 1,000 sq.ft. ~4,350	40 SPACES/DC 240	N/A	10% of Employee Headcount -
Office, Admin. Professional or General (62,000 SF)	1 per 1,000 sq.ft. 62	8 per 1,000 sq.ft. 484	1 + 1 per 10,000 sq.ft. 7	10% of Employee Headcount -
Security Building	1 per 1,000 sq.ft. 1	23	-	-
TOTAL	~4,412	747	7	-

Deviations 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
TOTAL DATA CENTER SF	1,740,000
OFF1	35,000
OFF 2	27,000
TOTAL OFFICE SF	62,000

Site Plan



19. That the developer submit a final plan to the City Plan Commission for all private open space tracts, including the pool area (with landscaping, lighting and building elevations) and pedestrian trails.

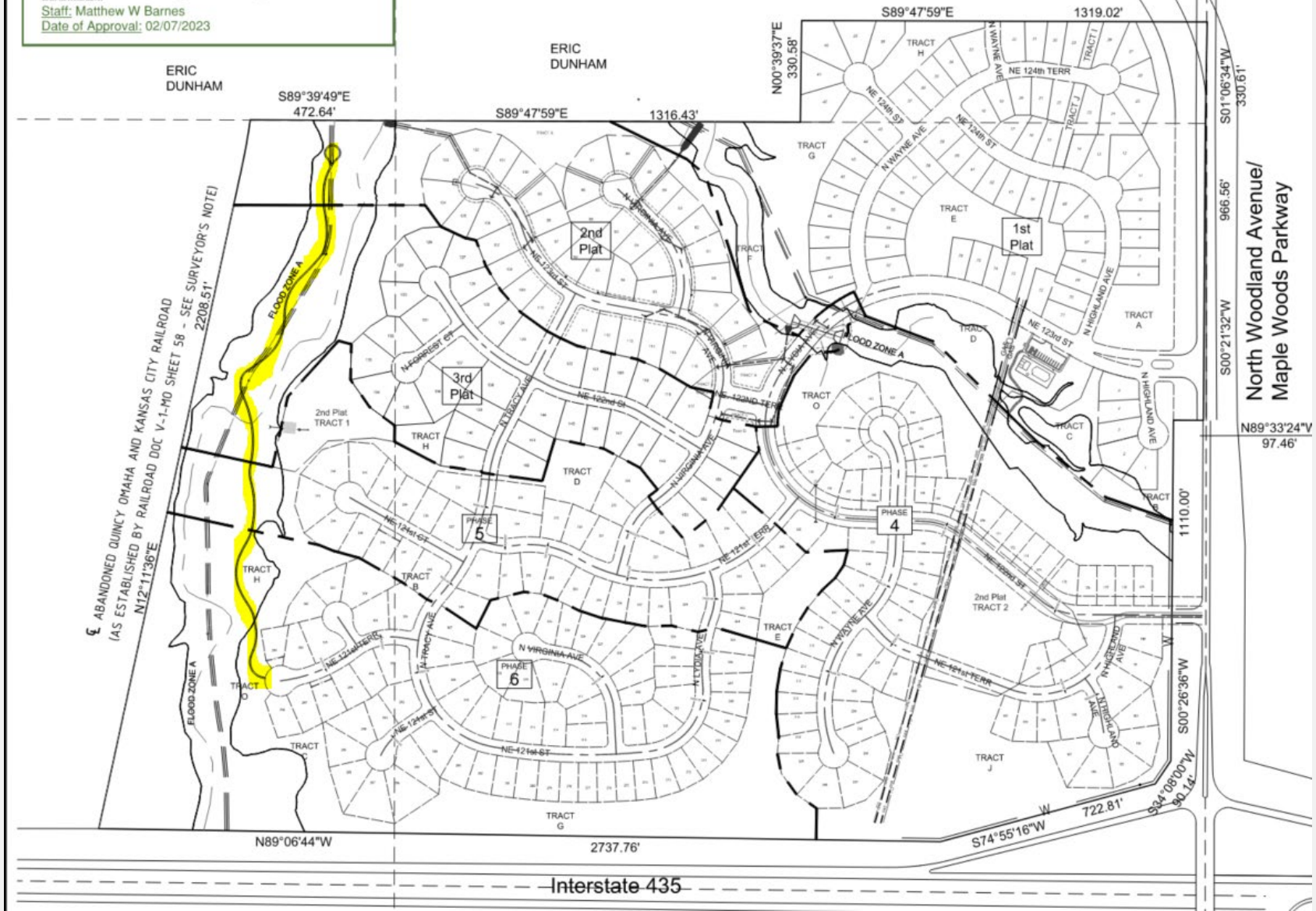


**Administratively
Approved**

City Planning & Development Department:
Development Management Division

Staff: Matthew W Barnes
Date of Approval: 02/07/2023

Case No. CD-AA-2021-00100



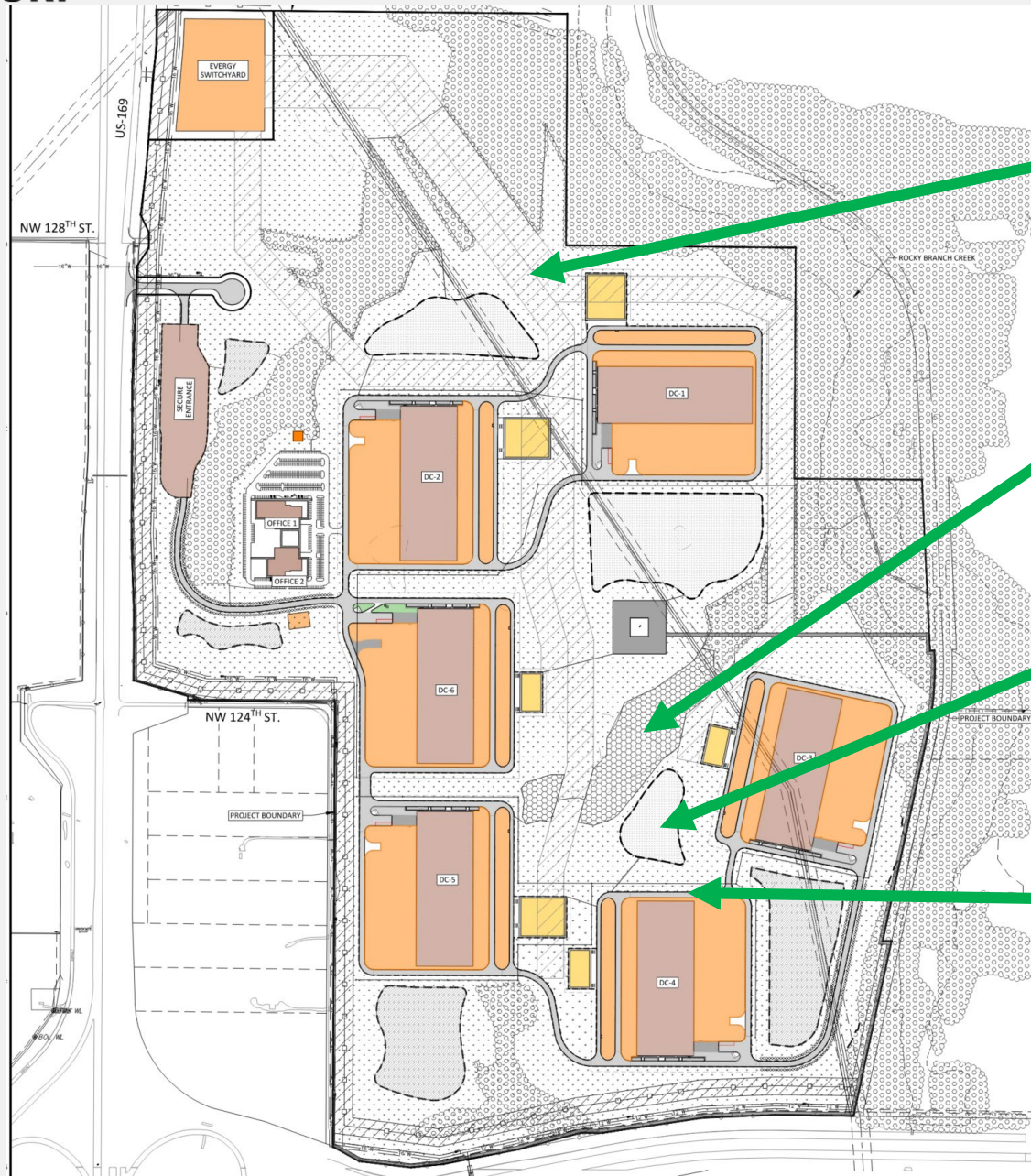
Minor amendment to
CUP plan approved in
February 2023



Condition #5: The developer shall align the right of way for 128th Street as and to the extent shown on the City's Major Street Plan, as may be amended, prior to the MPD final plan.



Major Street Plan amendment to remove highlighted section



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

CPC Recommendation

Case No. CD-CPC-2023-00174

Approval with Conditions