

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220280

Ordinance Number

Brief Title

Approving the plat of Congress Corporate Center Fifth Plat, an addition in Kansas City, Platte County, Missouri

<p>Specific Address Approximately 15.2 acres generally located on the west side of N. Congress Avenue in between I-435 to the north and NW 112th Street to the south, creating 1 lot.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Vantrust Real Estate 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.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 2(PL) Loar - Fowler Other districts (school, etc.) Platte County R-III</p>
<p>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.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Vantrust Real Estate LLC City Department City Planning and Development Other</p>
<p>CONTROLLING CASE Case No. CD-CPC-2018-00129 –On November 29, 2018, the City Council passed Ordinance No. 180884 to approve an amendment to a previously approved development to allow for up to 1.6 million square feet of existing and future development of office, warehousing, and limited retail space.</p>	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission December 21, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><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</p>

Details

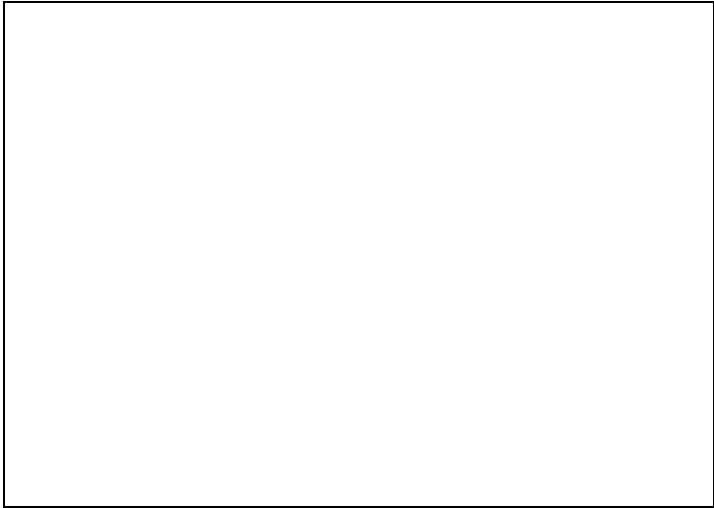
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Policy / Program Impact

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 commercial lot on approximately 15.2 acres of previously undeveloped property. The storm water volume and peak flow will be maintained at or below existing rates upon the development of the site. This development will increase the tax base for the developed lot.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: March 23, 2022

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

Reference or Case Numbers: CLD-FnPlat-2021-00052

FINAL PLAT OF
CONGRESS CORPORATE CENTER
FIFTH PLAT

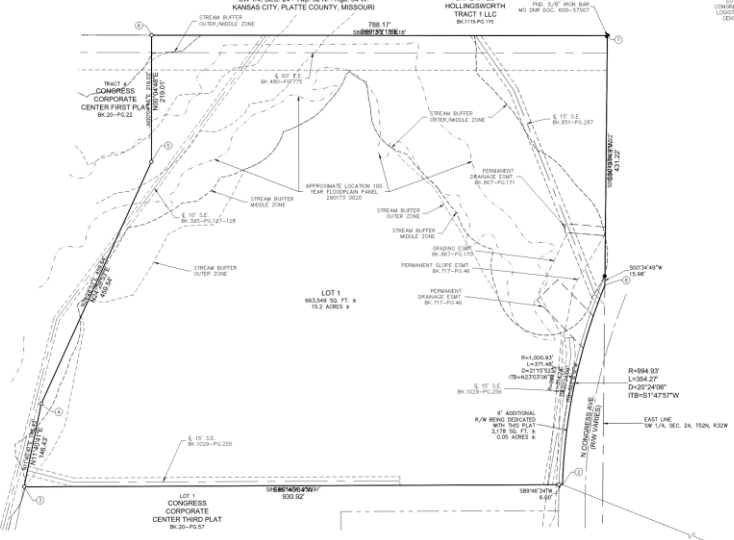
SW 14, SEC. 24, T4P, R2E N. - Rigs. 34 W
KANSAS CITY, PLATTE COUNTY, MISSOURI

UNPLATTED
HOLLINGSWORTH
TRACT # LLC
B171943.78



SURVEYORS NOTES:
1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, PL. NO. 100-1000-0478, DATED 05/13/16, AS FILED IN THE PUBLIC RECORDS OFFICE, PLATTE COUNTY, MISSOURI, KANSAS CITY, MISSOURI, ON 05/13/16.
2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM AND ARE BASED ON THE MISSOURI DEPARTMENT OF NATURAL RESOURCES MEASUREMENT TOL-04 WITH A GRID FACTOR OF 0.999999. ALL COORDINATES SHOWN ARE IN METERS.

PLAN LEGEND
SE. SHARPLY BENT EMBANKMENT
E.E. POWER ELECTRIC EMBANKMENT
E. ROADWAY
E. SIDE DITCH
D. DELTA / CENTRAL ANGLE
L.S.D. INITIAL SURVEY BEARING
C.V. CURVATURE
R/W RIGHT OF WAY
SM BEST MEASUREMENT
O FOUND 1/2" IRON BAR WITH BRASS DISC ON CENTER
NO IRON SURVEY MONUMENT
IRON SURVEY MONUMENT
R/W RIGHT OF WAY WITH PLASTIC MONUMENTATION AS NOTED
SM TO BE SET UPON COMPLETION OF CONSTRUCTION



STATE PLANE COORDINATE TABLE

Point Number	Old Bearing	New Bearing
1	34756.819	83708.086
2	34789.013	83650.529
3	34768.805	83628.797
4	34768.805	83628.797
5	34812.588	83628.885
6	34867.840	83628.898
7	34867.808	83634.183
8	34856.879	83632.882

THIS PLAT AND SURVEY OF CONGRESS CORPORATE CENTER FIFTH PLAT WERE EXECUTED BY OLSON, 1001 BURLINGTON STREET #200, NORTH KANSAS CITY, MISSOURI 64116.
I HEREBY CERTIFY THAT THE PLAT OF CONGRESS CORPORATE CENTER FIFTH PLAT SUBSCRIBED IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY WAS MADE IN ACCORDANCE WITH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF REVENUE, I HEREBY CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SURVEYS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSON, MISSOURI REG. NO. 1000004002 OR KS PLS 1415 (EXAL ACCORDINGLY)
JASON S. PROCTOR, MO PLS 1000004002 OR KS PLS 1415 (EXAL ACCORDINGLY)
05/13/2016 03:00:00
WWW.OLSONSURVEY.COM

DATE OF SURVEY

DATE OF SURVEY	BY SURVEYOR	BY WITNESSES
05/13/2016	JASON S. PROCTOR	

olsson
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