

# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri City Planning & Development Department www.kcmo.gov/cpc

May 8, 2024

# **Project Name**

Chaves Development 1st Plat

### Docket #C1

### Request

CLD-FnPlat-2024-00008 Final Plat

### **Applicant**

Rachelle Biondo Rouse, Frets, White, Goss, Gentile, Rhodes

### Owner

**Richard Chaves** Ambassador Building LLC

Location 12001 NW Roanridge

About 88 acres Area

B3-3 Zoning **Council District 1** st County Platte

**School District** Platte County R-III

### **Surrounding Land Uses**

North: I-435, Zoned AG-R **South:** I-29, Zoned AG-R

Parking for Airport, Zoned B3-3 East:

West: I-29, Zoned AG-R

### **KC Spirit Playbook Alignment**

Not Applicable-Reviewed under

Controlling Case.

### Land Use Plan

The KCIA Area Plan recommends Commercial/Industrial uses for the subject property.

### **Major Street Plan**

The City's Major Street Plan identifies North Ambassador Drive as a Thoroughfare with 4 lanes at this location and Northwest Cookingham Drive as a Thoroughfare with 6 lanes at this location.

### APPROVAL PROCESS



### **PROJECT TIMELINE**

The application for the subject request was filed on March 27, 2024. No scheduling deviations from 2024 Cycle 5.1 have occurred.

### **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 partially developed. The existing Ambassador Building at KCI is on the southeast corner of the subject property. To the north, south, and west are Interstates 29 and 435. There is no associated regulated stream with the subject site.

### SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District B3-3 on about 88 acres generally located at the northeast corner of Northwest Roanridge Road and Northwest Cookingham Drive, allowing for the creation of 5 lots and 1 tract.

### **CONTROLLING CASE**

Case No. CD-CPC-2020-000067 - Ordinance 220529, approved by City Council on 6/30/2022, rezoned an approximately 86 acre tract of land generally located at the northwest corner of N. Ambassador Drive and N.W. Cookingham Drive from B3-3 and AG-R to B3-3 and approved a development plan for the same which also serves as a preliminary plat to allow for 762,000 square foot of mixed office/commercial development on 12 Lots and 4 tracts.

### PROFESSIONAL STAFF RECOMMENDATION

Docket #C1 Recommendation: Approval Subject to Conditions

### **RELEVANT CASES**

Case No. 12285-GP – Ordinance No. 990694 passed by City Council on June 10, 1999, rezoned approximately 128 acres located east of Interstate 29, south of Interstate 435, and north of N.W. Cookingham Drive (Missouri Highway 291) from Districts GP7 (Agricultural and low density residential uses) and GP3 (Regional business) to District GP3 and approved a development plan for 1,154,000 sq. ft. of commercial office and retail development.

**Case No. 12285-P-6** – Ordinance No. 18746 passed by City Council on October 11, 2018, approved a major amendment to a development plan on approximately 40.0 acres generally located east of N. Ambassador Avenue, south of Interstate 435, and north of N.W. Cookingham Drive to allow development of a vehicle parking facility in District B3-3 (Community Business, dash 3).

**Case No. CD-CPC-2020-00066**- Ordinance 220530, approved by City Council on 6/30/2024, approved a Council approved signage plan for the Ambassador/Chaves Development to allow a comprehensive sign plan associated with the development of property generally located at the northwest corner of N. Ambassador Drive and N.W. Cookingham Drive

### **PLAT REVIEW**

The request is to consider approval of a Final Plat in District B3-3 on about 88 acres generally located at the northeast corner of Northwest Roanridge Road and Northwest Cookingham Drive, creating five (5) lots and one (1) tract to allow for a mixed-use development. This use was approved in Case No. CD-CPC-2020-000067 which served as the Preliminary Plat. The development plan proposed 3 phases with the existing office building to remain as phase I. Phase II is proposed to be the construction of the parking facility and the commercial development along I-29. These will be developed as market demands. The plan proposes public streets to be able to serve each individual out lot with utilities. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-120 of the Zoning and Development Code.

### **PLAT ANALYSIS**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	
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,

Matthew Barnes

Planner

# KANSAS CITY Planning & Dev

### **Plan Conditions**

Report Date: May 01, 2024

Case Number: CLD-FnPlat-2024-00008 Project: Chaves Development 1st Plat

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

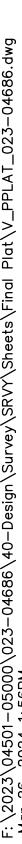
- 1. Prior to recording of the plat submit an executed original (hard copy) of the Covenant to Maintain Storm Water Detention and BMP Facilities. The covenants will be recorded simultaneously with the final plat.
- 2. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
- 3. That prior to submitting documents for final approval the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the revised City Signature Block and insert Case No. CLD-FnPlat-2024-00008.
- 4. That prior to submitting documents for final approval the applicant ensure that the Title Report is current within 90 days or submits an updated Title Report.
- 5. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
- 6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

- 7. The developer shall 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.
- 8. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
- 9. The developer shall grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
- 10. The developer shall 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.
- 11. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
- 12. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

- 13. The developer shall 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, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based 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 shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
- 15. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
- 16. The developer shall submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
- 17. The developer shall secure permits to extend public 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.
- 18. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
- 19. 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.



35

37

349716.853

349734.264

349716.009

349706.142

349689.770

349664.243

349628.469

833484.287

833563.050

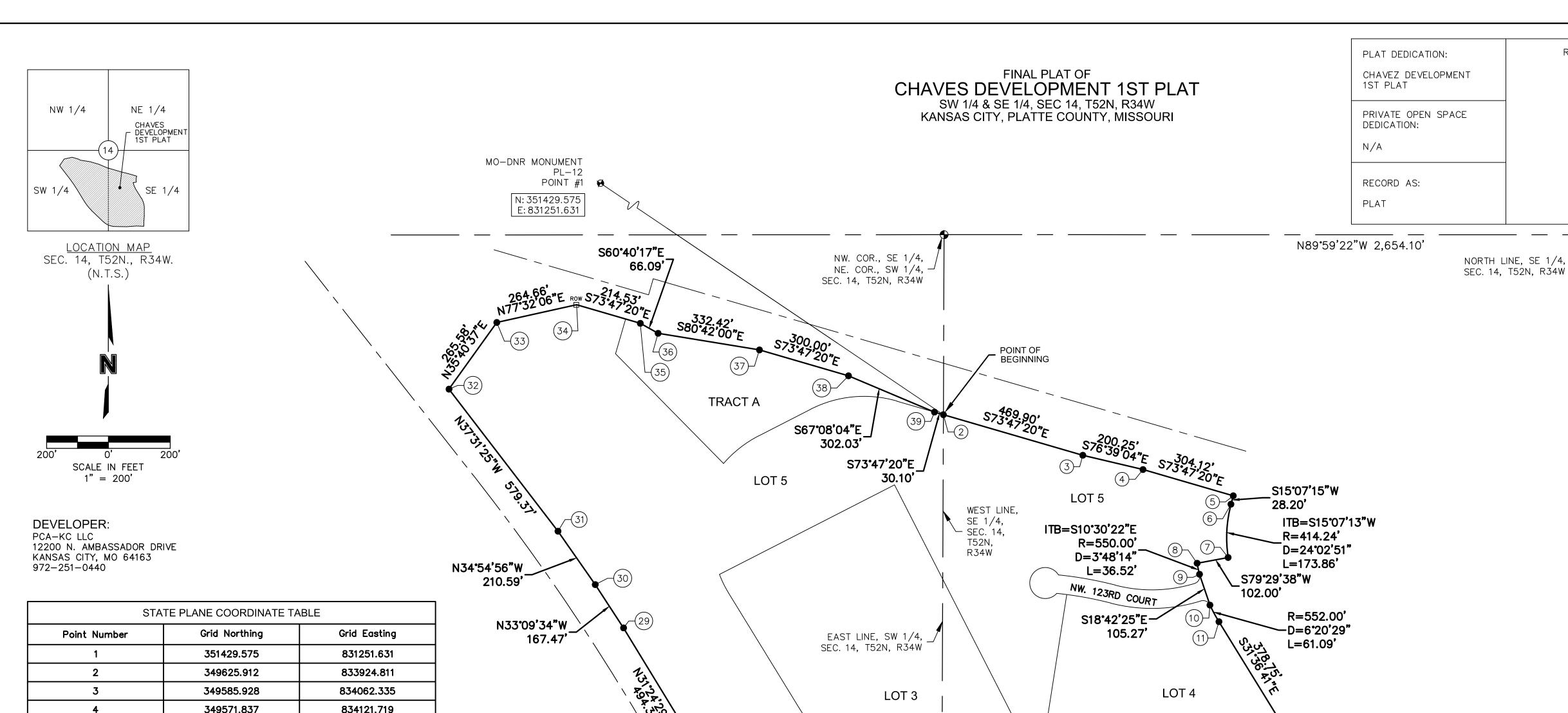
833625.836

833643.398

833743.381

833831.181

833916.018



CT/	ATE DI ANE COODDINATE T	ADIE	TOZ.00
	ATE PLANE COORDINATE T	T	N33°09'34"W S18°42'25"E 10 R=552.00' D=6°20'29"
Point Number	Grid Northing	Grid Easting	EAST LINE, SW 1/4,
<u> </u>	351429.575	831251.631	167.47'  SEC. 14, T52N, R34W  L=61.09'  L=61.09'
	349625.912 349585.928	833924.811 834062.335	
	349571.837	83402.333	LOT 3 LOT 4
<u> </u>	349545.960	834210.726	LOT 4
6	349537.662	834208.484	R=648.00' D=31°33'26"
7	349485.137	834205.642	L=356.90'
 8	349479.469	834175.075	
9	349468.601	834177.466	
10	349438.212	834187.756	R=1355.00' D=14'48'58" L=350.39'  R=1355.00' D=14'48'58" 1.67' 13
11	349421.847	834196.619	$L=350.39' $ 1.67' $\sqrt{13}$
12	349323.541	834257.125	
13	349220.204	834286.431	R=185.00' (15) S00'02'59"E
14	349154.875	834286.492	D=5°27'37" LOT 2 L=17.63' LOT 1 L=17.63' LOT 1 L
15	349155.258	834286.823	N7814'48"W LOT 1 126.08'
16	349147.593	834286.830	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$
17	349142.227	834286.579	N7814 48"W  N7814 48"W  R=215.00'  D=5'24'23"
18	349103.789	834282.938	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$
19	349097.615	834282.646	R=550.00' D=32'01'20" 20 20 500'00'15"W
20	349042.690	834282.642	S00°00°15″W
21	349045.088	834207.649	SW. COR., SE 1/4,  SW. COR., SE 1/4,  4.35, 69'  314.41'  246.18'  SEC. 14. T52N, R34W
22	349038.624	834112.040	SE. COR., SW 1/4, — SEC. 14, T52N, R34W — — — — — — — — — — — — — — — — — — —
23	349040.529	833979.262	PROPERTY DESCRIPTION ALL OF REPLAT OF LOT 1, FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 52 NORTH, RANGE 34 WEST RECORDED JANUARY 24, 2001 AS
24	349042.680	833968.914	ALL OF REPLAT OF LOT 1, FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 52 NORTH, RANGE 34 WEST RECORDED JANUARY 24, 2001 AS INSTRUMENT NUMBER 0091105 IN BOOK 19 AT PAGE 222 IN THE OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI, AND PART OF FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, A SUBDIVISION OF LAND IN SAID SOUTHEAST QUARTER RECORDED NOVEMBER 30, 1999 AS INSTRUMENT NUMBER 0020324 IN BOOK 19 AT PAGE 142 IN SAID OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI, ALSO AN UN-PLATTED TRACT OF LAND IN SAID SOUTHEAST QUARTER, ALSO BEING IN THE SOUTHWEST QUARTER OF SAID SECTION 14 BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH P.L.S. 2002014092, AS FOLLOWS:  EXECUTED BY OLSSON, 1301 BU
25	349045.071	833957.432	COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION SOUTHEAST QUARTER; THENCE NORTH 89°59'22" WEST, ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, 2,654.10 FEET TO THE NORTHWEST CORNER OF SAID KANSAS CITY, MISSOURI 64116.  SOUTHEAST QUARTER, ALSO BEING THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER: THENCE SOUTH 00°13'20" WEST, ON THE WEST LINE OF SAID SOUTHWEST. ALSO BEING THE FAST LINE OF SAID SOUTHWEST.
26	349088.147	833875.605	QUARTER, 582.23 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE NO. 435 AS NOW ESTABLISHED, ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN  I HEREBY CERTIFY: THAT THE F  DESCRIBED; THENCE SOUTH 73*47'20" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 200.25 FEET; THENCE SOUTH  PLAT SUBDIVISION IS BASED ON  THE TRACT OF LAND TO BE HEREIN  PLAT SUBDIVISION IS BASED ON  THE TRACT OF LAND TO BE HEREIN  PLAT SUBDIVISION IS BASED ON  THE TRACT OF LAND TO BE HEREIN  PLAT SUBDIVISION IS BASED ON  THE TRACT OF LAND TO BE HEREIN
27	349204.131	833754.555	UNDER MY DIRECT SUPERVISION
28	349287.109	833687.801	AMBASSADOR DRIVE, ESTABLISHED BY SAID FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, 102.00 FEET TO THE NORTHWEST CORNER OF SAID N. AMBASSADOR DRIVE ESTABLISHED BY SAID FARMLAND INDUSTRIES CORPORATE  BOUNDARY SURVEYS AS ESTABLISHED BY SAID FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, ON A CURVE TO THE LEFT HAVING  ADQUARTERS: THENCE SOUTHERLY ON THE EXISTING WESTERLY RIGHT—OF—WAY LINE OF SAID N. AMBASSADOR DRIVE, ESTABLISHED BY SAID FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, ON A CURVE TO THE LEFT HAVING  ADQUARTERS: THENCE SOUTHERLY ON THE EXISTING WESTERLY RIGHT—OF—WAY LINE OF SAID N. AMBASSADOR DRIVE, ESTABLISHED BY SAID FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, ON A CURVE TO THE LEFT HAVING
29	349415.692	833609.289	AN INITIAL TANGENT BEARING OF SOUTH 10°30'22" EAST WITH A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 03°48'14" AND AN ARC DISTANCE OF 36.52 FEET TO THE INTERSECTION OF SAID EXISTING WESTERLY RIGHT—OF—WAY  INF AND THE EXISTING NORTHERLY RIGHT—OF—WAY LINE OF NW. 123RD COURT ESTABLISHED BY SAID FARMLAND INDUSTRIES CORPORATE HEADQUARTERS: THENCE LEAVING SAID EXISTING NORTHERLY RIGHT—OF—WAY LINE, ALONG A  AND LANDSCAPE ARCHITECTS A
30	349458.422	833581.371	TO THE EASTERLY LINE OF SAID REPLAT OF LOT 1, FARMLAND INDUSTRIES CORPORATE HEADQUARTERS; THENCE SOUTHEASTERLY, ON SAID WESTERLY RIGHT-OF-WAY LINE AND SAID SAID STATUTES, ORDINANCES, AND R
31	349511.053	833544.634	FEET (PLATTED 61.08 FEET); THENCE ALONG A LINE NON—TANGENT TO SAID CURVE, SOUTH 31°36'41" EAST, ON SAID EXISTING WESTERLY RIGHT—OF—WAY LINE, AND SAID EASTERLY, ON SAID PROFESSIONAL KNOWLEDGE AND EXISTING WESTERLY RIGHT—OF—WAY LINE, OF 648.00 FEET, A CENTRAL ANGLE OF 31°33'26" AND AN ARC
32	349651.128	833437.189	DISTANCE OF 356.90 FEET; THENCE SOUTH 00°03'15" EAST, ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE AND SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 214.36 FEET; THENCE LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, NORTH

FEET (PLATTED 61.08 FEET); THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 31'36 4" EAST, ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, AND SAID EASTERLY LINE, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 648.00 FEET, A CENTRAL ANGLE OF 31'33'26" AND AN ARC DISTANCE OF 356.90 FEET; THENCE SOUTH 00'02'59" EAST, ON SAID EASTERLY LINE, A STEET, THENCE SOUTH SETTED, A STEET, THENCE SO

# **SURVEYORS NOTES:**

MISSOURI.

PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. \_\_\_\_, WITH A COMMITMENT DATE OF JANUARY 16, 2020 AT 8:00 A.M.

BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-12" WITH A GRID FACTOR OF 0.9999034. ALL COORDINATES SHOWN ARE IN METERS.

3. "PER PLAT" IS IN REFERENCE TO FARMLAND INDUSTRIES CORPORATE HEADQUARTERS RECORDED NOVEMBER 30, 1999 AS INSTRUMENT NUMBER 0020324 IN BOOK 19 AT PAGE 142 AND "PER REPLAT" IS IN REFERENCE TO REPLAT OF LOT 1 FARMLAND INDUSTRIES CORPORATE HEADQUARTER RECORDED JANUARY 24, 2001 AS INSTRUMENT NUMBER 0091105 IN BOOK 19 AT PAGE 222 EACH IN PLATTE COUNTY,

LEGEND				
SURVEY MARKERS				
0	FND	FOUND MONUMENT		
•	SCR	SECTION CORNER		
•	SET	SET MONUMENT		
ROW	ROW	RIGHT OF WAY MARKER		
BOUNDARIES				
		SECTION LINE		

S±
±
S±

'ES DEVELOPMENT 1ST PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. 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.



RESERVED FOR COUNTY RECORDING STAMP

POINT OF COMMENCING

NE. COR., SE 1/4, SEC. 14, T52N, R34W

OLSSON, MO CLS 366 Jason Roudebush, MO PLS 2002014092 MARCH 26, 2024 JROUDEBUSH@OLSSON.COM

I HEREBY CERTIFY: THAT THE PLAT OF CHAVES DEVELOPMENT 1ST

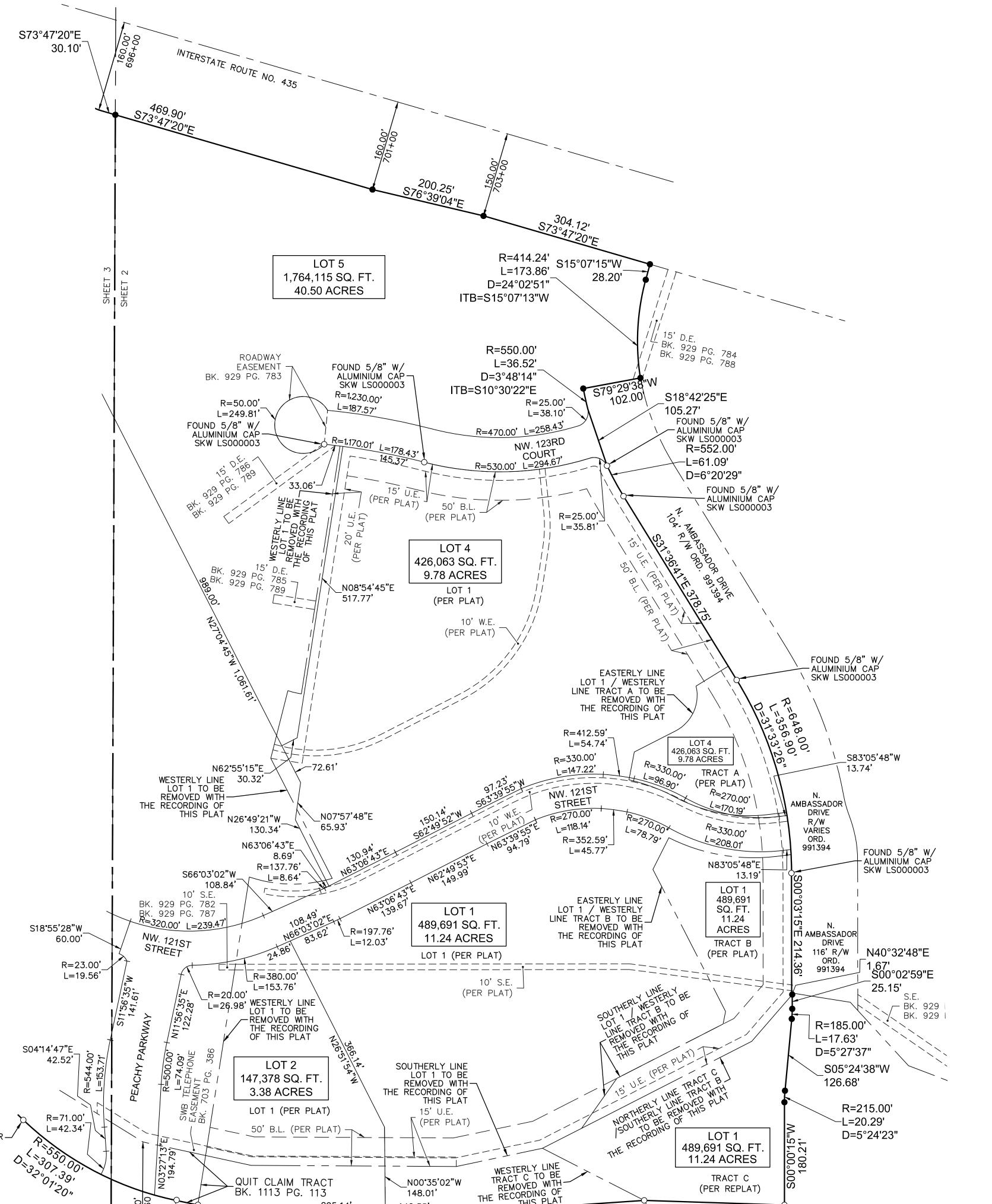
project no :

DATE OF SURVEY

03-21-2024 - For Client Review 3-26-2024 - Lot 2, 3, 5 & R/W Revi

file name: V\_PPLAT\_023-04686.DWG

023-04686



WESTERLY LINE TRACT C TO BE REMOVED WITH—

S86°07'56"W

314.41'

NW. COOKINGHAM DRIVE

(ROUTE NO. 291)

THE RECORDING OF THIS PLAT

N00'35'02"W

148.01

RIGHT OF WAY

LACK OF ACCESS

BK 305 PG 635

BK 166 PG 633

I-29 STA 415+55.8 TO

RT 71 STA 244+10

140.55'

**SURVEYORS NOTES:** 

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. \_\_\_\_, WITH A COMMITMENT DATE OF JANUARY 16, 2020 AT 8:00 A.M.

FOUND 1/2" BAR-

N03°27

250.00° 249+60

QUIT CLAIM TRACT

BK. 1113 PG. 113

N78°14'48"W

FOUND 1/2" BAR W/ CAP

34.68'

N78°14'48"W

38.48'

└FOUND 1/2" BAR

N89°10'41"W

435.69'

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-12" WITH A GRID FACTOR OF 0.9999034. ALL COORDINATES SHOWN ARE IN METERS.

3. "PER PLAT" IS IN REFERENCE TO FARMLAND INDUSTRIES CORPORATE HEADQUARTERS RECORDED NOVEMBER 30, 1999 AS INSTRUMENT NUMBER 0020324 IN BOOK 19 AT PAGE 142 AND "PER REPLAT" IS IN REFERENCE TO REPLAT OF LOT 1 FARMLAND INDUSTRIES CORPORATE HEADQUARTER RECORDED JANUARY 24, 2001 AS INSTRUMENT NUMBER 0091105 IN BOOK 19 AT PAGE 222 EACH IN PLATTE COUNTY, MISSOURI.

THIS PLAT AND SURVEY OF CHAVES DEVELOPMENT 1ST PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF CHAVES DEVELOPMENT 1ST PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRÁCTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE



OLSSON, MO CLS 366 Jason Roudebush, MO PLS 2002014092 MARCH 26, 2024 JROUDEBUSH@OLSSON.COM

	LEGEND			
S	SURVEY MARKERS			
O FND	FOUND MONUMENT			
◆ SCR	SECTION CORNER			
● SET	SET MONUMENT			
ROW ROW	RIGHT OF WAY MARKER			
BOUNDARIES				
— — SECTION LINE				
GENERAL				
ITB INITIAL TANGENT BEARING				
R RADIUS				
L	ARC LENGTH			
D	CENTRAL ANGLE / DELTA			
C/L CENTRAL ANGLE				
EASEMENTS				
S.B.E.	STREAM BUFFER EASEMENT			
S.E.	SANITARY SEWER EASEMENT			
U.E.	UTILITY EASEMENT			
D.E.	STORM DRAINAGE EASEMENT			
D.E. STORM DRAINAGE EASEMENT				

W.E. WATER EASEMENT

drawn by: NRW surveyed by: JPM <u>JSR</u>

DATE OF SURVEY

03-21-2024 - For Client Review 03-26-2024 - Lot 2, 3, 5 & R/W Revisions

023-04686 project no.: file name: V\_PPLAT\_023-04686.DWG

SHEET

12200 N. AMBASSADOR DRIVE KANSAS CITY, MO 64163 972-251-0440 2 of 4

11.24 ACRES

N88°10'06"W

246.18'

FOUND 5/8" W/ -ALUMINIUM CAP

SKW LS000003

**DEVELOPER:** PCA-KC LLC

TRACT C

(PER REPLAT)

-FOUND "+" CUT

W.E. WATER EASEMENT

NRW

JPM

<u>JSR</u>

023-04686

Olsson - Land Surveying - M 1301 Burlington Street North Kansas City, MO 6

SHEET 3 of 4

KANSAS CITY, MO 64163

972-251-0440

FINAL PLAT OF CHAVES DEVELOPMENT 1ST PLAT

SW 1/4 & SE 1/4, SEC 14, T52N, R34W KANSAS CITY, PLATTE COUNTY, MISSOURI

sign\Survey\SRVY\Sheets\Final

MARCH 26, 2024

JROUDEBUSH@OLSSON.COM

# SRVY\Sheets\Fin

# FINAL PLAT OF CHAVES DEVELOPMENT 1ST PLAT SW 1/4 & SE 1/4, SEC 14, T52N, R34W KANSAS CITY, PLATTE COUNTY, MISSOURI

IN	WITNESS	WHEREOF:

KANSAS CITY AIRPORT PARKING, LLC A MISSOURI LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_, 20\_\_.

KANSAS CITY AIRPORT PARKING, LLC A MISSOURI LIMITED LIABILITY COMPANY

BY:				
RICHARD	CHAVES,	JR.	MANAGING	MEMBER

COUNTY OF \_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ \_, 20\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME RICHARD CHAVES, JR TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS MANAGING MEMBER OF KANSAS CITY AIRPORT PARKING, LLC AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID RICHARD CHAVES, JR, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

CITY PLAN COMMISSION:

APPROVED DATE: \_\_\_\_\_ CASE NUMBER: \_\_\_\_\_

**PUBLIC WORKS:** 

MICHAEL J. SHAW DIRECTOR OF PUBLIC WORKS

CITY COUNCIL:

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. \_\_\_\_\_ DULY AUTHENTICATED AS PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

MAYOR QUINTON LUCAS

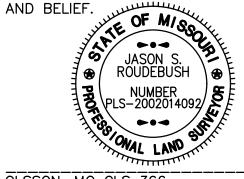
CITY CLERK MARILYN SANDERS

CITY SEAL

THIS PLAT AND SURVEY OF CHAVES DEVELOPMENT 1ST PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100,

NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF CHAVES DEVELOPMENT 1ST PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. 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



OLSSON, MO CLS 366 Jason Roudebush, MO PLS 2002014092 MARCH 26, 2024 JROUDEBUSH@OLSSON.COM

# PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

CHAVEZ DEVELOPMENT 1ST PLAT

EASEMENT DEDICATION - AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U.E.), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

DRAINAGE EASEMENT:

A DRAINAGE EASEMENT (D.E.) FOR THE PURPOSE OF STORM WATER DRAINAGE INCLUDING THE RIGHT TO BUILD, CONSTRUCT, KEEP, REPAIR AND MAINTAIN STORM WATER DRAINAGE FACILITIES UNDER, IN, OVER, AND UPON AS MAY BE NECESSARY, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY SHALL HAVÉ THE RIGHT AT ALL TIMES TO GO UPON THE LANDS HEREIN DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR THE SAID DRAINAGE FACILITIES AS MAY BE NECESSARY. SHALL IN ANY WAY INTERFERE WITH THE SAFE AND UNRESTRICTED USE OF THE LAND ADJACENT TO AND ABOVE SAID DRAINAGE FACILITIES, NOR ATTEMPT TO USE SAID PROPERTY IN SUCH MANNER AS WOULD INTERFERE WITH THE PROPER, SAFE AND CONTINUOUS MAINTENANCE AND USE OF SAID DRAINAGE FACILITIES AND SPECIFICALLY SHALL NOT BUILD THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

WATER MAIN EASEMENT - A WATER MAIN EASEMENT (W.E.) FOR THE OPERATION AND MOVEMENT OF EQUIPMENT, AND THE MOVEMENT OF A WORKING FORCE, IN CONNECTION WITH THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF WATER MAINS AND ANY APPURTENANCES THERETO OVER, UNDER AND THROUGH LAND LYING, BEING, AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY, ITS AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS SHALL HAVE THE RIGHT TO GO UPON THE ABOVE DESCRIBED TRACTS OF LAND, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING THE WATER MAIN IMPROVEMENTS AND APPURTENANCES THERETO, AND SHALL UPON COMPLETION OF SUCH CONSTRUCTION, MAINTENANCE OR REPAIR, CAUSE THE LAND TO BE RESTORED TO SUBSTANTIALLY THE SAME CONDITION THAT EXISTED PRIOR TO THE CITY'S ENTRY UPON IT. THE TRACT OF LAND OVER WHICH A WATER MAIN EASEMENT IS BEING GRANTED SHALL BE KEPT FREE FROM BUILDINGS OR ANY OTHER STRUCTURES OR OBSTRUCTIONS (EXCEPT NON-ORNAMENTAL GRASS, NON-ORNAMENTAL SHRUBS, SIDEWALKS, ROADWAYS, PAVEMENT OR CURBS) THAT WOULD INTERFERE WITH THE CITY IN EXCAVATING UPON SAID EASEMENT FOR THE PURPOSES OF LAYING, CONSTRUCTING, OPERATING, MAINTAINING OR REPAIRING WATER MAINS AND ALL APPURTENANCES INCIDENTAL THERETO. NO CHANGE IN THE EARTH COVER OVER THE WATER LINE WILL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES. THIS EASEMENT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING OF PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF.

SEWER EASEMENT:

A SEWER EASEMENT (S.E.) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

FLOODPLAIN:

ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 2909500030G, 2909500035G, 2909500040G AND 2909500041G MAP EACH REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS SUBJECT PROPERTY LINES WITH FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "A" (THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE LANDS HEREIN PLATTED LIE TOTALLY OR PARTIALLY WITHIN THE LIMITS OF THE REGULATORY FLOODPLAIN, AS DESIGNATED ON THE OFFICIAL FLOODPLAIN DOCUMENTS AND ARE SUBJECT TO THE RESTRICTIONS OF CHAPTER 28, CODE OF ORDINANCES OF KANSAS CITY, MISSOURI, AND ARE FURTHER SUBJECT TO THE REVISIONS OF CHAPTER X - FEDERAL INSURANCE ADMINISTRATION, SUBCHAPTER B - NATIONAL FLOOD INSURANCE PROGRAM FOR ELIGIBILITY THEREOF. HOWEVER, DUE TO CHANGE IN CIRCUMSTANCES, THE BOUNDARIES AS SHOWN HEREON MAY BE MODIFIED FROM TIME TO TIME. THEREFORE, SPECIFIC INFORMATION CONCERNING THE LOCATION OF THE FLOODPLAIN BOUNDARIES SHOULD BE ASCERTAINED AT THE PERTINENT TIME FROM THE APPROPRIATE AUTHORITIES. THE CITY OF KANSAS CITY, MISSOURI AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

# SURVEYORS NOTES:

PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. \_\_\_\_, WITH A COMMITMENT DATE OF JANUARY 16, 2020 AT 8:00 A.M.

2. 2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-12" WITH A GRID FACTOR OF 0.9999034. ALL COORDINATES SHOWN ARE IN METERS.

3. "PER PLAT" IS IN REFERENCE TO FARMLAND INDUSTRIES CORPORATE HEADQUARTERS RECORDED NOVEMBER 30, 1999 AS INSTRUMENT NUMBER 0020324 IN BOOK 19 AT PAGE 142 AND "PER REPLAT" IS IN REFERENCE TO REPLAT OF LOT 1 FARMLAND INDUSTRIES CORPORATE HEADQUARTER RECORDED JANUARY 24, 2001 AS INSTRUMENT NUMBER 0091105 IN BOOK 19 AT PAGE 222 EACH IN PLATTE COUNTY, MISSOURI.

# RIGHT OF ENTRANCE:

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

# MAINTENANCE OF TRACTS:

TRACT A (4.04 ACRES) IS TO BE USED FOR STORM WATER DETENTION AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES PLAT OF CHAVEZ DEVELOPMENT 1ST PLAT.

# STREET GRADES:

STREET GRADES FOR A PORTION OF N. AMBASSADOR DRIVE AND NW. 123RD COURT WERE ESTABLISHED BY FARMLAND INDUSTRIES CORPORATE HEADQUARTERS FINAL PLAT ORDINANCE 991394 BEING PASSED NOVEMBER 4, 1999.

STREET GRADES TO BE ADDED IN FUTURE SUBMITTAL

> DATE OF SURVEY 03-21-2024 - For Client Review 03-26-2024 - Lot 2, 3, 5 & R/W Revisions

drawn by: NRW surveyed by: JPM approved by <u>JSR</u> project no.: 023-04686 file name: V\_PPLAT\_023-04686.DWG

**DEVELOPER:** PCA-KC LLC 12200 N. AMBASSADOR DRIVE KANSAS CITY, MO 64163 972-251-0440