

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

Ordinance Number

Brief Title

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

<p>Specific Address Approximately 64.46 acres generally located at N.W. 112th Street and N. Airworld Drive, creating 1 lot.</p>	<p>Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by KCL Congress 88, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to use the lot for commercial purposes.)</p>	<p>Programs, Departments, or Groups Affected City-Wide Council District(s) 2 (PL) – Loar, Fowler Other districts (school, etc.) Platte County</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>PREVIOUS CASE:</p> <p>Case No. 12590-P-9 – Ordinance No. 180884 was passed by the City Council on November 11, 2018 and approved a major amendment to a previously approved development plan on about 154.5 acres in District M2-3 (Manufacturing 2 dash 3), generally located west of N. Congress Avenue and north of NW 112th Street, allowing for up to 1.6 million square foot office warehouse development.</p> <p>This final plat is in substantial conformance with the approved development plan.</p>	<p>Applicants / Proponents Applicant(s) KCL Congress 88, LLC City Department City Planning and Development Other</p>
	<p>Opponents Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation By: City Plan Commission January 7, 2020 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions <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 public and private improvements for a commercial development on a previously undeveloped site to create a single 66 acre lot. The proposed development will significantly increase the area of impervious surfaces. The peak rate of storm water discharge and total runoff volume discharging to the public storm sewers will be reduced after development. This development will increase the tax base for the developed lot.</p> <p>Written by Lucas A. Kaspar, PE</p>

Fact Sheet Prepared by:
Pam Powell
Principal Engineering Technician

Date:
March 24, 2021

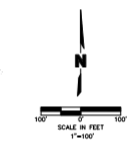
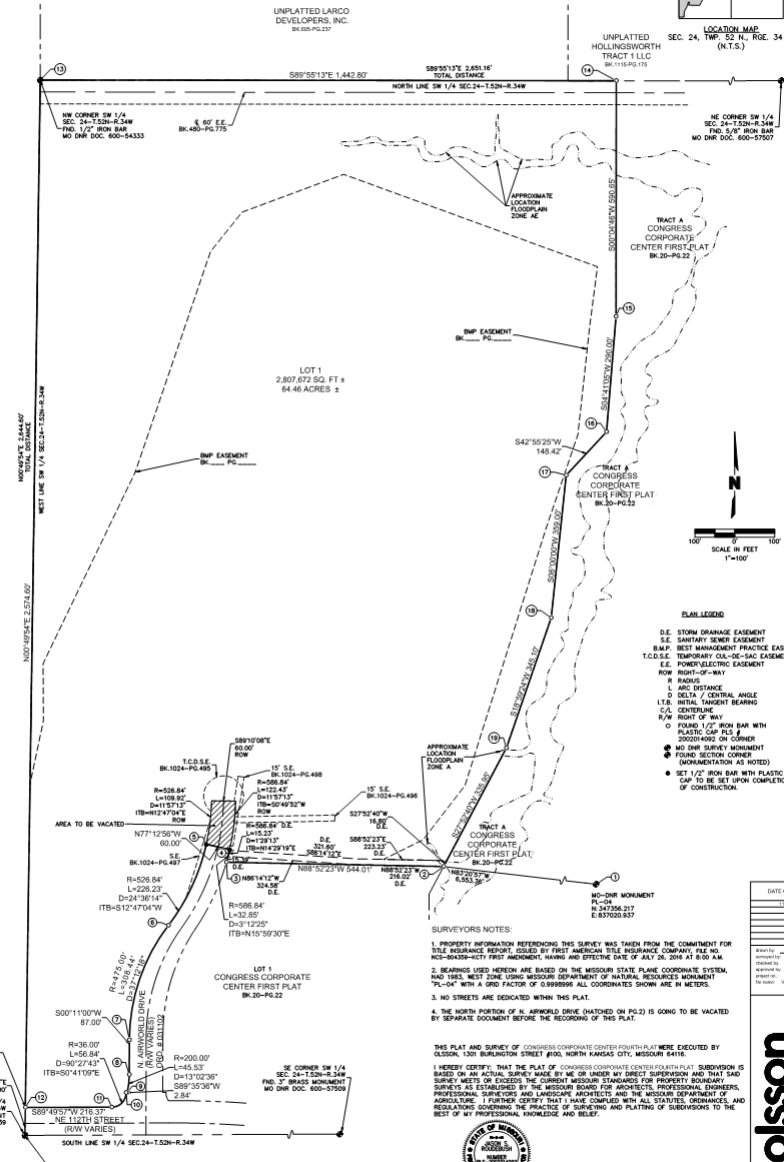
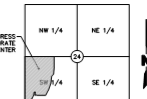
Reviewed by:
Lucas A. Kaspar, PE
Plans Review Supervisor
Land Development Division (LDD)
City Planning & Development

FINAL PLAN OF
CONGRESS CORPORATE CENTER
FOURTH PLAT

SW 1/4 SEC. 24 - Twp. 52 N. - Rge. 34 W.
KANSAS CITY, PLATTE COUNTY, MISSOURI

UNPLATTED LARCO
DEVELOPERS, INC.
BK 659-PG.237

UNPLATTED HOLLINGSWORTH
TRACT 1 LLC
BK 1116-PG.175



- PLAN LEGEND
- D.E. STORM DRAINAGE EASEMENT
 - S.E. SANITARY SEWER EASEMENT
 - S.M.P. BEST MANAGEMENT PRACTICE EASEMENT
 - T.C.D.S.E. TEMPORARY CUL-DE-SAC EASEMENT
 - P.E. POWER/ELECTRIC EASEMENT
 - ROW RIGHT-OF-WAY
 - R/R RIGHT OF WAY
 - ARC DISTANCE
 - D. DECLA. / CENTRAL ANGLE
 - I.B. INITIAL BEARING
 - C/A. CENTERLINE
 - FOUND 1/2" IRON BAR WITH PLASTIC CAP PLS 300204092 ON CORNER
 - NO DME SURVEY MONUMENT
 - FOUND SECTION CORNER (DOCUMENTATION AS NOTED)
 - SET 1/2" IRON BAR WITH PLASTIC CAP TO BE SET UPON COMPLETION OF CONSTRUCTION

SURVEYORS NOTES

- PROPERTY INFORMATION REFERRING TO THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 202-08280975 FIRST AMERICAN HAS AND OPINION DATED OF JULY 31, 2014 AS TO ALL.
 - BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, HAD 1983 WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-04" WITH A GRID FACTOR OF 0.999996. ALL COORDINATES SHOWN ARE IN METERS.
 - NO STREETS ARE DEDICATED WITHIN THIS PLAT.
 - THE NORTH PORTION OF N. ARNOLD DRIVE (HATCHED ON PG.2) IS GOING TO BE VACATED BY SEPARATE DOCUMENT BEFORE THE RECORDING OF THIS PLAT.
- THIS PLAT AND SURVEY OF CONGRESS CORPORATE CENTER FOURTH PLAT WERE EXECUTED BY OLSSON, 1301 BURBURN STREET #200, NORTH HAVARD CITY, MISSOURI 64116.
- I HEREBY CERTIFY THAT THE PLAT OF CONGRESS CORPORATE CENTER FOURTH 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 STATUTE, ORDINANCE, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO. CLS. 366
JASON S. RODERICK, MO. PLS. 200204092
NOVEMBER 23, 2016
JRODERS@OLSSON.COM

DATE OF SURVEY
03/13/2016

Reviewed by	03/13/2016
Checked by	03/13/2016
Approved by	03/13/2016
Plotted by	03/13/2016

www.olsson.com

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SHEET
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DEVELOPER:
C/O RYAN HACKENMULLER
HARTSHORN REAL ESTATE LLC
4000 MAIN ST STE 400
KANSAS CITY, MO. 64112
816-569-1467