



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

June 5, 2024

**Project Name**

I-49 Commerce Center 1<sup>st</sup> Plat

**Docket #C3****Request**

CLD-FnPlat-2024-00009  
Final Plat

**Applicant**

Kevin White  
NorthPoint

**Owner**

Port Authority of Kansas City

**Location**

5300 E 155<sup>th</sup> St.

**Area**

About 48 acres

**Zoning**

M2-5

**Council District**

6<sup>th</sup>

**County**

Jackson

**School District**

Grandview 130

**Surrounding Land Uses**

**North:** Industrial, Zoned M1-5

**South:** Belton City Limits

**East:** BG&KC RR, Zoned R-80

**West:** Industrial, Zoned M1-5

**KC Spirit Playbook Alignment**

Not Applicable- Reviewed under Controlling Case.

**Land Use Plan**

The Martin City/Richard Gebaur Area Plan recommends Industrial uses for the subject property.

**Major Street Plan**

The City's Major Street Plan identifies East 155<sup>th</sup> St as a Thoroughfare with 2 lanes at this location.

**APPROVAL PROCESS****PROJECT TIMELINE**

The application for the subject request was filed on March 27, 2024. Scheduling deviations from 2024 Cycle 5.1 have occurred due to the CompassKC outage.

**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 within the approved I-49 Commerce Center Development. To the north and west is the former Richards-Gebaur Military Base. To the south is the City of Belton. 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 M2-5 (manufacturing) on about 48 acres generally located at the northwest corner of East 155<sup>th</sup> Street and Highway 71 creating 2 lots and 1 tract for the purposes of an industrial development.

**CONTROLLING CASE**

**Case No. CD-AA-2024-00016** – Approved a Minor Amendment to Ordinance 220448 which rezoned an area of about 105 acres generally located at the northwest corner of E. 155<sup>th</sup> Street and I-49 (approximately 1,000 feet west) from Districts M1-5 and R-80 to District M2-5, and approving a development plan which also serves as a preliminary plat, to allow for 1.3 million square foot of office and warehouse development on three lots and one tract.

**PROFESSIONAL STAFF RECOMMENDATION**

Docket #C3 Recommendation: **Approval Subject to Conditions**

**RELEVANT CASES**

**Case No. CD-CPC-2022-00019 and CD-CPC-2022-00025-** Ordinance 220448, approved by City Council on May 26, 2022, approved a rezoning an area of about 105 acres generally located at the northwest corner of E. 155th Street and I-49 (approximately 1,000 feet west) from Districts M1-5 and R-80 to District M2-5, and approved a development plan which also serves as a preliminary plat, to allow for 1.3 million square foot of office and warehouse development on three lots and one tract.

**PLAT REVIEW**

The request is to consider approval of a Final Plat in District M2-5 on about 48 acres generally located at the northwest corner of East 155th Street and Highway 71 creating 2 lots and 1 tract to allow for an industrial development. This use was approved in Case No. CD-CPC-2022-00025 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a industrial development with three warehouses on site. The plan also proposes to construct a public street with a cul-de-sac on the eastern side of the property. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-130 of the Zoning and Development Code.

**PLAT ANALYSIS**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-130)	Yes	Yes	Standards of Industrial Development met
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



## Plan Conditions

Report Date: May 29, 2024

Case Number: CLD-FnPlat-2024-00009

Project: I-49 Commerce Center, Second Plat

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

1. 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-2024-00009.
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 ensure that the Title Report is current within 90 days or submits an updated Title Report.
4. 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.
5. 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.
6. That prior to final approval of the final plat the applicant must gain approval of a street name plan from the Street Name Committee.
7. That prior to this plat being submitted to City Council for approval the applicant resolve all outstanding corrections from the Land Development Division and Water Services.

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

8. 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.
9. 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.
10. 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.
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 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.

*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 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. The developer shall dedicate additional right of way [and provide easements] for \_\_\_\_\_ as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of \_\_\_ feet of right of way as measured from the centerline, along those areas being platted.

# FINAL PLAT OF I-49 COMMERCE CENTER, SECOND PLAT A SUBDIVISION IN SECTION 35, TOWNSHIP 47 NORTH, RANGE 33 WEST KANSAS CITY, JACKSON COUNTY, MISSOURI

**DEVELOPER:**

NorthPoint Development  
3315 North Oak Trafficway  
Kansas City, MO 64116  
816.888.7380

**Owner:**

Port Authority of Kansas City, Missouri  
110 Berkley Plaza  
Kansas City, Missouri 64120

**PLAT DEDICATION:**

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown hereon, which subdivision and plat shall hereafter be known as **I-49 COMMERCE CENTER, SECOND PLAT**

**EASEMENT DEDICATION:** An easement is hereby granted to Kansas City Missouri (the City), for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewerage, telephone, cable TV and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, service 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 the City, 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 have 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. Nothing 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.

**ACCESS EASEMENT:** The right of ingress-egress between Lots 2 and 3 along the Access Easement (A.E.) is hereby granted.

**FLOODPLAIN:** The subject property lies partially in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Zone A (Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood - no base flood elevations determined) as shown on Flood Insurance Rate Map 29095C0510G, effective 01/20/2017. Limits of Zone A are depicted in the northern portion of the property.

**STREET DEDICATION AND GRADES:** Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

**MAINTENANCE OF TRACT:** Tract "B" is to be used for private open space and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to \_\_\_\_\_ recorded simultaneously with this plat.

**RIGHT OF ENTRANCE:** The right of entrance and egress in travel along street or drive within the boundaries of the property is hereby granted to the City 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 the City nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

**IN WITNESS WHEREOF:**

Port Authority of Kansas City, Missouri, a political subdivision of the state of Missouri, has caused these presents to be executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Port Authority of Kansas City, Missouri

Jon D. Stephens, President and CEO

State of Missouri County of Jackson SS:

Be it remembered that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a notary public in and for the county and state aforesaid, came Jon D. Stephens to me personally known, who being by me duly sworn, did say that he is president and CEO of Port Authority of Kansas City, Missouri, a political subdivision of the state of Missouri and that said instrument was signed in behalf of Port Authority of Kansas City, Missouri and that said Jon D. Stephens, acknowledged said instrument to be the free act and deed of said political subdivision.

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:**

**PUBLIC WORKS:**

Approved: \_\_\_\_\_

Case Number: \_\_\_\_\_

Michael J. Shaw

Director

**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 \_\_\_\_th day of \_\_\_\_\_, 2024.

Mayor  
Quinton Lucas

City Clerk  
Marilyn Sanders

Vincent E. Brice  
Jackson County Assessment Department

**PROPERTY DESCRIPTION:**

Part of the Southeast Quarter of Section 35, Township 47 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being described as follows:  
COMMENCING at the Southeast corner of said Section 35; thence North 86°22'32" West, along the South line of said Section 35, a distance of 2087.54 feet; thence North 03°37'28" East, at right angles to said South line, a distance of 180.00 feet to a point on the North right of way line of East 155th Street, as now established, said point being the Southeast corner of Lot 1, I-49 COMMERCE CENTER, FIRST PLAT, a subdivision in said Kansas City, Jackson County, Missouri, said point being the true POINT OF BEGINNING;  
Thence North 03°33'02" East, along the East line of said Lot 1, a distance of 1470.22 feet to the Northeast corner of said Lot 1;  
Thence North 86°26'56" West, along the North line of said Lot 1, a distance of 20.00 feet to a point on the South line of Tract "A" of said I-49 COMMERCE CENTER, FIRST PLAT;  
Thence North 03°33'02" East, along said South line, a distance of 257.50 feet to the beginning of a curve tangent to said line;  
Thence Northerly, continuing along said South line, a distance of 290.60 feet along the curve concave to the Southeast, having a radius of 185.00 feet and a central angle of 90°00'00";  
Thence South 86°26'58" East, continuing along said South line, tangent to said curve, a distance of 938.61 feet to the Southeast corner of said Tract "A";  
Thence North 03°33'02" East, along said South line, a distance of 257.50 feet to the beginning of a curve tangent to said line;  
Thence Southerly, continuing along said West right of way line, a distance of 1197.46 feet to the beginning of a curve tangent to said line;  
Thence Southerly, continuing along said West right of way line, a distance of 538.73 feet along the curve concave to the West, having a radius of 2814.93 feet and a central angle of 10°57'56";  
Thence South 14°36'50" West, continuing along said West right of way line, tangent to said curve, a distance of 184.64 feet to a point on said Northerly right of way line;  
Thence North 86°22'32" West, along said North right of way line, a distance of 1013.82 feet to the true POINT OF BEGINNING.  
Containing 2,088.418 square feet or 47.94 acres more or less.

Note: The bearings herein are referenced to Missouri State Plane Grid North and this description was authored by Jed A.M. Baughman, MO PLS 2014020708.

**Coordinate Table:**  
(Missouri State Plane, West Zone in meters)

	North	East	Description
①	297158.578	846840.701	Found 5/8" Iron Bar w/ Sitepoint Cap
②	297605.816	846668.452	Found 5/8" Iron Bar w/ Sitepoint Cap
③	297606.193	846862.368	Found 5/8" Iron Bar w/ Sitepoint Cap
④	297684.524	846867.228	Found 5/8" Iron Bar w/ Sitepoint Cap
⑤	297737.309	846926.997	Found 5/8" Iron Bar w/ Sitepoint Cap
⑥	297719.592	847212.519	Found 5/8" Iron Bar w/ Sitepoint Cap
⑦	297355.368	847189.295	Set 5/8" Iron Bar w/ ID Cap
⑧	297193.500	846163.278	Set 5/8" Iron Bar w/ ID Cap
⑨	297139.044	847149.079	Set 5/8" Iron Bar w/ ID Cap

**Street Grades:**

GRADE POINT	ELEV.	DESC.	V.C.T.
STA. 10+26.68	1010.49	BEGIN	
STA. 14+25.00	1004.50	PVC	
STA. 15+25.00	1003.00	PVI	200.00
STA. 15+44.88	1003.60	SAG	
STA. 16+25.00	1004.00	PVT	
STA. 16+50.03	1004.25	PVC	
STA. 17+41.83	1004.71	CREST	200.00
STA. 18+50.03	1004.07	PVT	
STA. 18+75.03	1003.78	PVC	
STA. 19+75.03	1002.60	PVI	200.00
STA. 19+83.22	1003.14	SAG	
STA. 20+75.03	1003.60	PVT	
STA. 22+43.57	1000.59	END	

**POINT OF COMMENCEMENT**  
SE CORNER, SEC. 35-T47N-R33W  
FOUND 3" ALUMINUM DISK AT CORNER  
DOC. NO. 600-95910

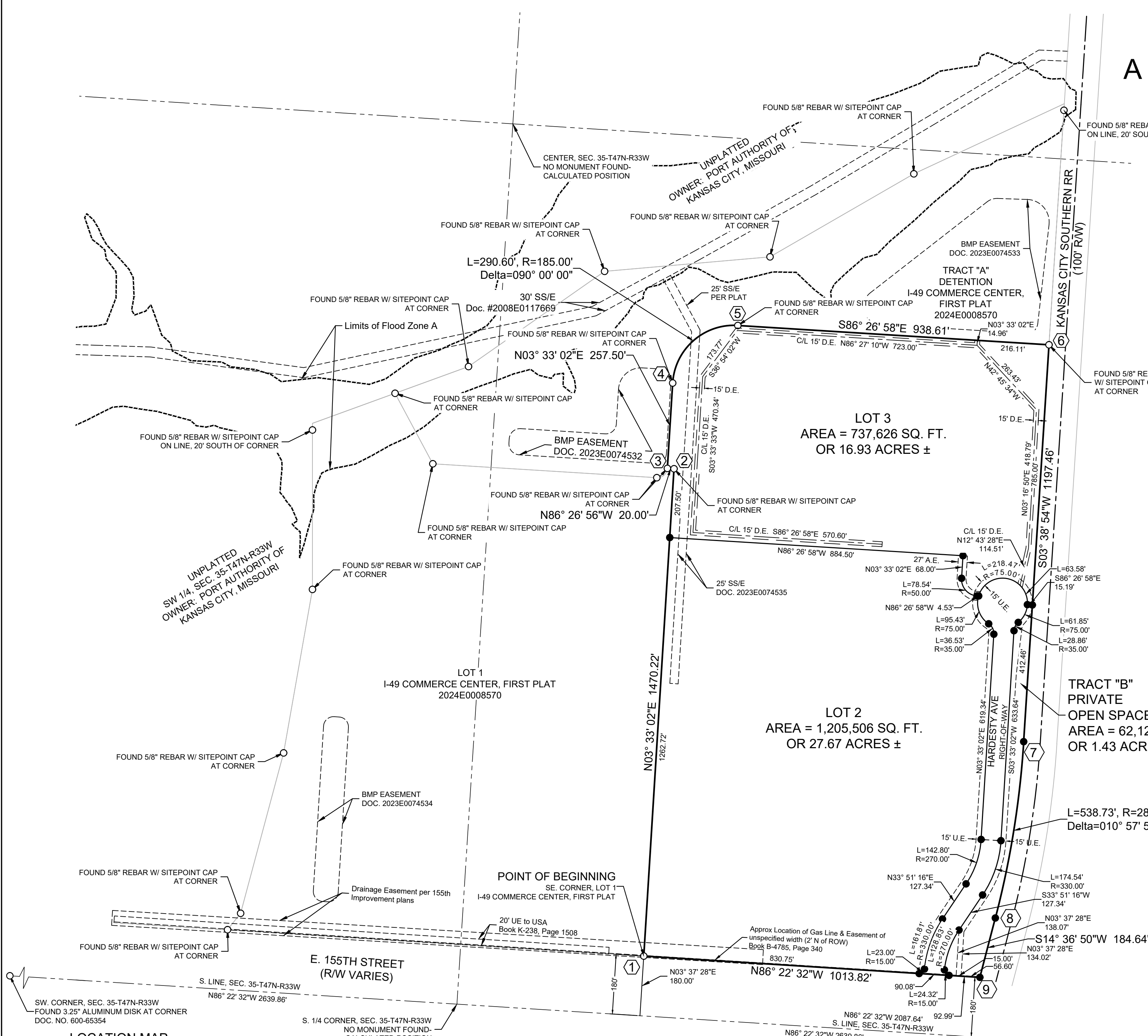
**Survey Notes:**

- This survey is based on the following prior surveys:
  - ALTA survey by SitePoint dated August 25, 2021.
  - I-49 COMMERCE CENTER, FIRST PLAT, recorded as Document #2024E0008570.
- Basis of Bearings: Grid North, Missouri West Zone, U.S. State Plane, NAD 83.
- The reference source of the surveyed property is the Missouri Special Warranty Deed Document No. 2007E0084841, recorded in the Jackson County, Missouri Recorder of Deeds.
- For the purposes of survey accuracies, this property was classified as "Urban".
- The subject property shown on this survey is the same property described in Title Commitment File No. KCC231557, provided by Chicago Title Insurance Company, with an effective date of November 6, 2023 at 8:00am.

**SURVEYORS CERTIFICATION:**

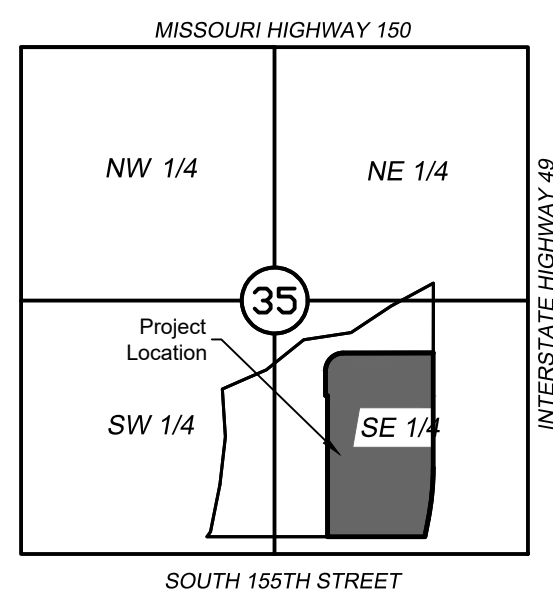
I hereby certify: that the plat of **I-49 COMMERCE CENTER, SECOND PLAT**, a subdivision, is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, urban type property, as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and the Department of Agriculture Land Survey Program of the State of Missouri. 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.

Jed A.M. Baughman, PLS  
Professional Land Surveyor  
Number 2014020708 - State of Missouri



**LOCATION MAP**

SECTION 35 T47N R33W  
Scale 1" = 2000'



Land Data	Area
Total Land Area	47.94 Acres
Land Area for Proposed and Existing Right of Way	1.91 Acres
Net Land Area	46.03 Acres

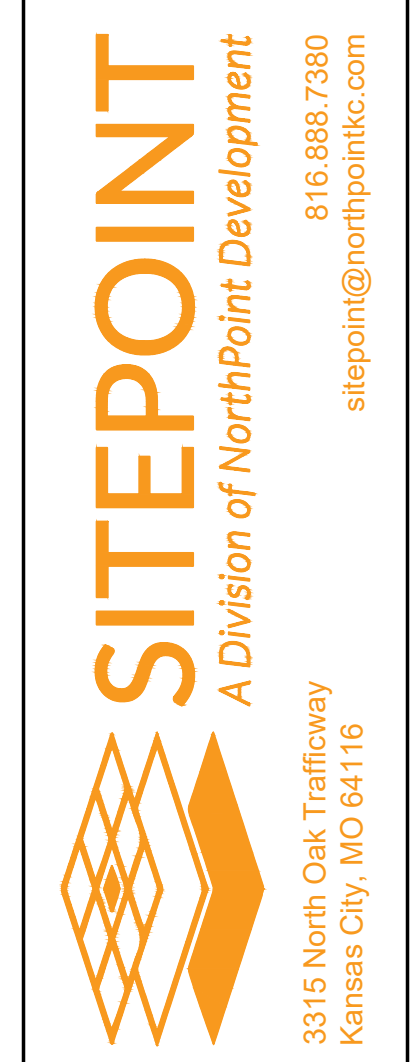
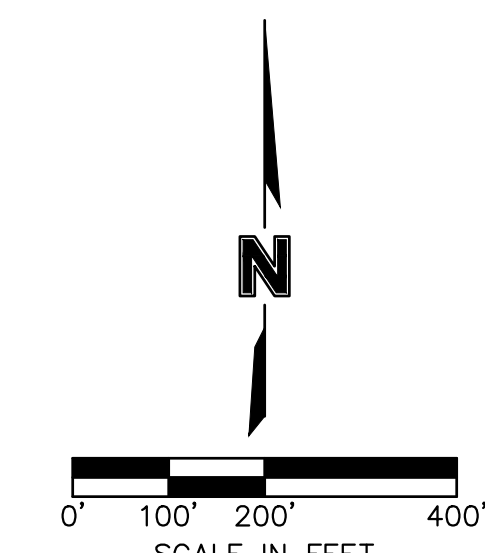
Plat Data	Count
Number of Lots	2
Number of Tracts	1

**COUNTY RECORDING INFORMATION**

<b>Plat Dedication:</b>	Reserved for County Recording Stamp
<b>Private Open Space Dedication:</b>	1.43 acres
<b>Record As:</b>	Plat

**LEGEND**

○	FOUND MONUMENT
●	SET MONUMENT
SS/E	SANITARY SEWER EASEMENT
L	LENGTH OF CURVE
R	RADIUS OF CURVE
BMP	BEST MANAGEMENT PRACTICES



NO.	REVISION/APPROVALS:	DATE:
1	Added Tables 6 and 7 from DIMSR	2024.04.01
2	Revised per City Comments	2024.05.02

**FINAL PLAT**  
**I-49 COMMERCE CENTER, SECOND PLAT**  
**A SUBDIVISION IN SECTION 35-T47N-R33W**  
**KANSAS CITY, JACKSON COUNTY, MO**

Certificate of Authority #:  
 LS-2020017253  
**SHEET #:**  
**001**  
 OF 001

S:\01 PROJECTS\INDUSTRIAL\1223 I-49 COMMERCE CENTER, SECTION 35, TOWNSHIP 47 NORTH, RANGE 33 WEST, MISSOURI