COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

150345

Ordinance Number

Brief Title

Approving the plat of Kansas City Power and Light Southeast Campus, an addition in Kansas City, Jackson County, Missouri

Specific Address

Approximately 84.01 acres generally located at the northwest corner of I-470 and Raytown Road, creating one commercial lot.

Reason for Project

This final plat application was initiated by Kansas City Power & Light Company, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a pole barn to be used for the hangman rodeo training center for utility pole workers.)

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.

Case No. 657-S-3 - Resolution No. 140786 adopted by City Council on October 2, 2014 amended the Hickman Mills Area Plan by changing the recommended land use on about 22 acres, generally located at the northwest corner of Raytown Road and Interstate 470, from Light Industrial to Mixed Use Community.

Case No. 8589-P-8 - Ordinance No. 140806 passed by Council on October 2, 2014 amended a previously approved preliminary development plan rezoned about 84 acres generally located at the northwest corner of Raytown Road and Interstate 470, from District B3-2, (formerly District CP-3 (Regional Planned Business Centers)) and District M2-2, (formerly District M-P (Planned Industrial District)) to District B3-5 (Community Business dash 5).

SD1415, Final Plat, Kansas City Power and Light Southeast Campus – On December 15, 2009, the City Plan Commission approved a final plat in Districts B 3-2 (Community Business - dash 2), M2-2 (Manufacturing 2 – dash 2) and R-80 (Residential – dash 80), on about 84.65 acres, generally located at the northwest corner of I-470 and Raytown Road creating one commercial lot. (There was no Council action on this plat.)

Sponsor	City Development
Programs, Departments, or Groups Affected	City-Wide
	Council District(s) 5 (JA)
	Other districts (school, etc.) Hickman Mills
Applicants / Proponents	Applicant(s) Kansas City Power & Light Company
	City Department City Planning and Development
	Other
Opponents	Groups or Individuals None Known
	Basis of Opposition
Staff Recommendation	For Against Reason Against:
Board or	By: City Plan Commission
Commission Recommendation	April 21, 2015
	☑ Approval☐ Denial☐ Approval, with conditions
Council Committee Actions	☐ Do Pass
	Do Pass (as amended)
	☐ Committee Sub.☐ Without Recommendation
	Hold Do not pass
	Do Hot bass

Details	Policy / Program Ir	npact
	Policy or Program Change	⊠ No ☐ 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?	



How will this contribute to a sustainable Kansas City?

This project consists of public and private improvements for commercial development. Stream setbacks will be maintained to the limits of the riparian corridor which will preserve the native vegetation and natural waterways. Surface runoff will be conveyed in private enclosed storm sewer system. The increase in stormwater run-off volume and water quality will be mitigated and achieved by installation of various types of BMP's. A stormwater detention facility will assure that the pre-development peak discharge rate will not be exceeded after development of the site. Property owners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing appreciation of their properties.

Written by Brett A. Cox, PE

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:

Date:

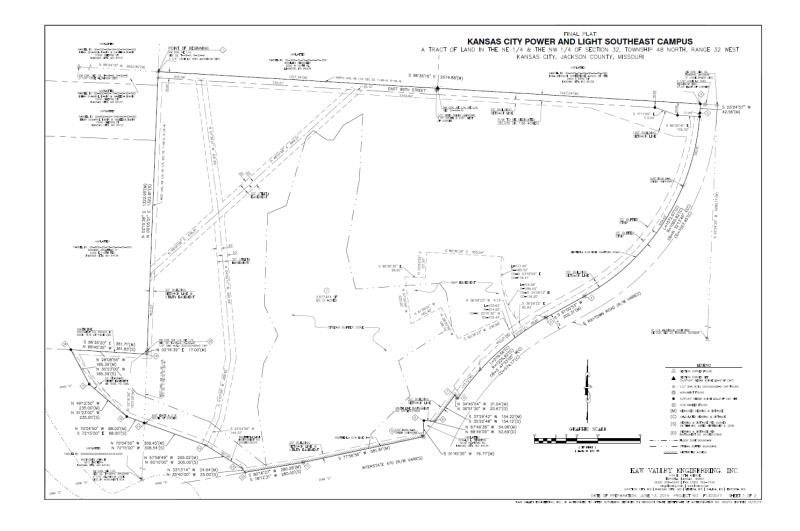
Pam Powell

May 1, 2015

Reviewed by:

Brett A. Cox, PE, Senior Registered Engineer Land Development Division (LDD) City Planning & Development

Reference or Case Numbers:



KANSAS CITY POWER AND LIGHT SOUTHEAST CAMPUS

A TRACT OF LAND IN THE NE 1/4 & THE NW 1/4 OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 32 WEST
KANSAS CITY, JACKSON COUNTY, MISSOURI

LOCATION MAP

COORDINATE TABLE		
POINT #	NORTHNS	48750
1	1011275,1140	2795880,754
2	1011121.8554	2798401.072
- 3	1011079.3721	2790440.536
4	1010210.2290	2797900.892
5	1010110.5340	2797720.629
6	1009724,6674	2797299.952
7	1009741.9540	2797207.954
8	1009519.5990	2797194.0820
9	1009021.6621	2797140.043
10	1009544,9300	2797137,090
- 11	1009423.4588	2796568,696
12	1009378,1100	2796292,445
13	1009396.6760	2796278.780
14	1009505.6810	2795104,949
15	1009910,7694	2795814.858
16	1023540.7455	2795752,2210
17	1029794,2606	2795554.290
18	1009997.7252	2793466.630
19	1009935,2030	2795827.899
20	1009953.1899	2795828.574

SECRET DESCRIPTION.

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STATE OF KANSAS SE

CONTROL ACCURATE OF THE TIME THE ACCURATE ACCURA

LAND SURVEYOR, JASON R. LOAGER

 COMMISSION
 CHARMAN
 SECRETARY

PUBLIC WORKS

DIRECTOR

CITY COUNCIL

OTY GLER

HORIZONTAL DATUM: MISSOURI STATE PLANE WEST ZONE, NAD 83(2003), US REET HORIZONTAL DATUM CONTROL: MISSOURI GEOGRAPHIC REPERENCE SYSTEM STATION

JA-95 JA-99 JA-141

BENCHMARKS.

BW 41: COTTON SPINGLE IN EAST FACE OF POWER POLE NORTH OF LINEMAN
THANNING AREA, NORTH SILE OF NOAD, 2ND POWER POLE FROM THE VEXT.

ELECTRICAL.

BY #2: COTTON SPINILE IN WEST FACE OF POWER POLE SOUTHWEST OF GRAVEL ENTRANCE OFF OF RAYTOWN ROAD, SO'LL SOUTH OF GRAVEL DRIVE SO'LL WEST OF RAYTOWN ROAD.

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PLAT DEDICATION

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STREETS DEDICATION

BUILDING LINES

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

RESTRICTED ACCESS
NO DIRECT MENICULAR ACCESS TO INTRESTATE 470 FROM LOT 1 IS PERMITTED.

BUFFER STRIP

THIS STAP IS RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNER OR GEVELOPER, THE BULLING OF STRUCTURES HEREON IS PROHINTED. NO BULLINGS OR STRUCTURES INCLUDING FEMICES AND WALLS MAY BE LOCATED IN REQUIRED NO BULLD BUFFERS.

UNDESIRABLE NOISE LEVELS

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OWNER'S CERTIFICATE

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BY JOSEPH JACOBS, DIRECTOR OF ADMINISTRATIVE SERVICES FOR KANSAS CITY POWER AND LIGHT

NOTARY'S CERTIFICATE

STATE OF MISSOURI SS COUNTY OF JACKSON SS

NOTARY PUBLIC
MY COMMISSION EXPIRES

KAW VALLEY ENGINEERING, INC.

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