



CITY PLAN COMMISSION STAFF REPORT

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

January 23, 2024

Project Name
Parvin & Arlington Final Plat

Docket #C5

Request
CLD-FnPlat-2023-00035
Final Plat

Applicant
Nelson Wiloughby
Olsson

Owner
Jon Stephens
Port Authority of Kansas City Missouri

Location 9896 N Arlington Ave
Area About 315 acres
Zoning UR/M1-5
Council District 2nd
County Clay
School District NORTH KANSAS CITY
250

Surrounding Land Uses
North: Undeveloped, zoned R-80
South: Industrial, zoned M1-5
East: Undeveloped, zoned M1-5
West: Industrial, zoned M1-5

Major Street Plan
The City's Major Street Plan identifies Parvin Road as a Thoroughfare with 4 lanes at this location

Land Use Plan
The Riverfront Industrial Area Plan recommends Light Industrial uses for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on December 20, 2023. Scheduling deviations from 2024 Cycle 2.1 have not occurred. **THIS CASE WAS MOVED UP TO 2024 CYCLE 1.2 AS ALL REVIEWS WERE APPROVED EARLY**

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 existing Hunt Midwest Industrial Park. To the south and west parcels are developed with industrial uses. To the north and east land is undeveloped. There is an associated regulated stream that cuts through the site from northeast to southwest on the subject site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in Districts UR (Urban Redevelopment) and M1-5 (Manufacturing) on about 315 acres generally located at the northeast corner of Northeast Parvin Road and North Arlington Avenue creating one lot and one tract for an industrial development.

CONTROLLING CASE

Case No. CD-CPC-2023-00157– A request to approve a project plan which also acts as a preliminary plat in Districts UR/ US (Urban Redevelopment) and (Underground Space), allowing for 1.4 Million square foot of office/ warehouse development on one (1) lot, in four (4) phases on about 315 acres generally located on east side of N. Arlington Avenue north of NE Parvin Road.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C5 Recommendation: **Approval Subject to Conditions**

RELEVANT CASES

Case No. 14504-UR - Committee Substitute Ordinance No. 140945 passed by City Council on November 6, 2014, rezoned about 572 acres generally located approximately 700 feet north of N.E. Parvin Road, bounded by Gracemor neighborhood and Oceans of Fun on the west, the city limits of Claycomo, Liberty and Birmingham on the north and east, from Districts R-80, R-80/ US, and M1-5, to District UR/ US.

Case No. 10694-P-25- Committee Substitute Ordinance No. 140944 passed by City Council on November 6, 2014, amended and existing Chapter 80 development plan in District M-2a-p/US (Heavy Industry - Limited District/Underground Space, on about 1,128 acres generally bounded by Missouri Highway 210 on the south, the city limits of Claycomo, Liberty and Birmingham on the north and east, and a line approximately 500 feet west of N. Kentucky Avenue on the west, to delete about 417 acres from the existing plan. Current Approved Plan for Hunt Midwest Business Park.

PLAT REVIEW

The request is to consider approval of a Final Plat in District Districts UR/ US (Urban Redevelopment) and (Underground Space) on about 315 acres generally located at northeast corner of Northeast Parvin Road and North Arlington Avenue creating one (1) lot and one (1) tract to allow for an industrial development. This use was approved in Case No. CD-CPC-2023-00157 which served as the Preliminary Plat. The project plan proposed to develop a 1.4 million square foot industrial development in 4 phases. The plan does not propose to construct any additional public streets. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-260 of the Zoning and Development Code.

PLAT ANALYSIS

***indicates adjustment/deviation requested**

| Standards | Applies | Meets | More Information |
|---|---------|-------|---|
| Lot and Building Standards (88-260) | Yes | Yes | Proposed Final Plat is in conformance with controlling UR Plan. |
| 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,

A handwritten signature in black ink, appearing to read "Matthew Barnes". The signature is stylized and cursive, with a large loop at the end.

Matthew Barnes
Planner



Plan Conditions

Report Date: January 17, 2024

Case Number: CLD-FnPlat-2023-00035

Project: Parvin & Arlington Final Plat

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

1. 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.
2. 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.
3. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
4. 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-2023-0035.
5. 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.
6. That prior to recording of the Final Plat the applicant must gain final approval of the stream buffer easement from Water Services.

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 submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the SWPP plan submitted to MDNR and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.

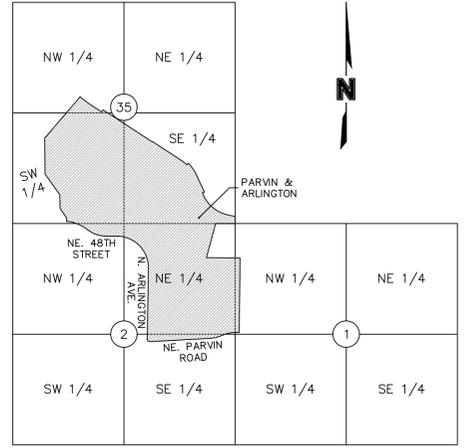
Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

14. 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.

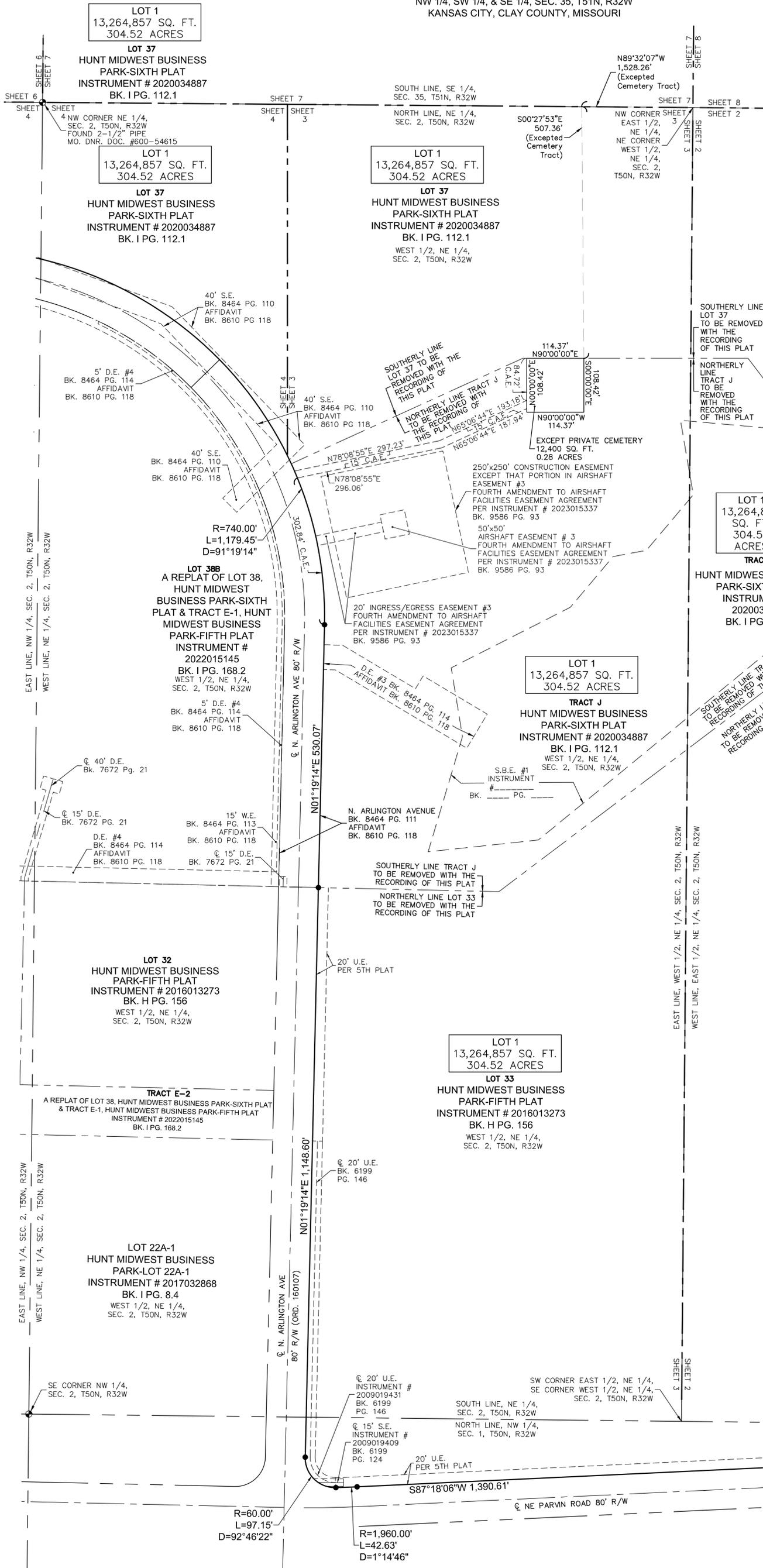
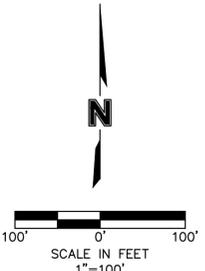
Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

15. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
16. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
17. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.
18. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.

FINAL PLAT OF
PARVIN & ARLINGTON
 NW 1/4, SEC. 1, T50N, R32W
 NW 1/4, NE 1/4, & SE 1/4, SEC. 2, T50N, R32W
 NW 1/4, SW 1/4, & SE 1/4, SEC. 35, T51N, R32W
 KANSAS CITY, CLAY COUNTY, MISSOURI



LOCATION MAP
 NW 1/4, SEC. 1, T50N, R32W
 NW 1/4, NE 1/4, & SE 1/4, SEC. 2, T50N, R32W
 NW 1/4, SW 1/4, & SE 1/4, SEC. 35, T51N, R32W
 (N.T.S.)



SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. KCC232337, EFFECTIVE NOVEMBER 1, 2023 AT 8:00 A.M. AND FILE NO. KCC232338, EFFECTIVE NOVEMBER 2, 2023 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 "BUSTER 3" WITH A GRID FACTOR OF 0.9999005. ALL COORDINATES SHOWN ARE IN METERS.
 - PER 5TH PLAT IS IN REFERENCE TO HUNT MIDWEST BUSINESS PARK-FIFTH PLAT RECORDED APRIL 28, 2016 AS INSTRUMENT NUMBER 2016013273 IN BOOK H AT PAGE 156. PER 6TH PLAT IS IN REFERENCE TO HUNT MIDWEST BUSINESS PARK-SIXTH PLAT RECORDED SEPTEMBER 22, 2020 AS INSTRUMENT NUMBER 2020048377 IN BOOK I AT PAGE 112.1 EACH RECORDED IN CLAY COUNTY, MISSOURI.
- THIS PLAT AND SURVEY OF PARVIN & ARLINGTON WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF PARVIN & ARLINGTON 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.



OLSSON, MO C.L.S. 366
 JASON S. ROUDEBUSH, MO PLS 2002014092
 JANUARY 10, 2024
 JROUDEBUSH@OLSSON.COM

| LEGEND | |
|---------------------------------|-------------------------------|
| SURVEY MARKERS | |
| ○ FND | FOUND MONUMENT |
| ● SCR | SECTION CORNER |
| ● SET | SET MONUMENT |
| BOUNDARIES | |
| --- | SECTION LINE |
| EASEMENTS & SETBACKS | |
| C.A.E. | CROSS ACCESS EASEMENT |
| B.L. | BUILDING SETBACK |
| S.E. | SANITARY SEWER EASEMENT |
| D.E. | STORM DRAINAGE EASEMENT |
| U.E. | UTILITY EASEMENT |
| T.C.D.S.E. | TEMPORARY CUL-DE-SAC EASEMENT |
| KOPL | KANSAS CITY POWER & LIGHT |
| S.B.E. | STREAM BUFFER EASEMENT |
| GENERAL | |
| R | RADIUS |
| L | ARC DISTANCE |
| D | DELTA / CENTRAL ANGLE |
| CL | CENTERLINE |
| I.T.B. | INITIAL TANGENT BEARING |
| R/W | RIGHT OF WAY |
| BK. PG. | BOOK PAGE |
| SQ. FT. | SQUARE FEET |

| DATE OF SURVEY | |
|----------------|--|
| 10-30-2023 | FOR CLIENT REVIEW |
| 12-07-2023 | Tract A Added / Updated Overall Boundary Tract I, H&M 699 9th Plat Removed |
| 12-20-2023 | 1ST SUBMITTAL |
| 01-10-2024 | 2nd Submittal (Pre-CPC) |

drawn by: NRW
 surveyed by: RNCC/AH/NZ
 checked by: JPM
 approved by: JSR
 project no.: B23-00941
 file name: V_FPT_B2300941.DWG

olsson

Olsson - Land Surveyors - MO 366, MS 114, MO Certificate of Authority #011592
 1301 Burlington Street TEL 816.361.1177 www.olsson.com
 North Kansas City, MO 64116 FAX 816.361.1888

DEVELOPER:
 PORT AUTHORITY OF
 KANSAS CITY, MISSOURI
 110 BERKLEY PLAZA
 KANSAS CITY, MO 64120
 816-559-3750

