

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

150542

Ordinance Number

Brief Title

Approving the plat of MO-KAN Teamsters Apprenticeship Training Facility First Plat, an addition in Kansas City, Jackson County, Missouri

Specific Address Approximately 40 acres generally located south of Atchison, Topeka & Santa Fe Railroad, west of the Gulf Mobile Ohio Railroad, north of Wilson Avenue and Morrell Avenue and east of Marsh Avenue, creating one (1) lot.	Sponsor City Development
Reason for Project This final plat application was initiated by the Trustees of the MO-KAN Teamsters Apprenticeship and Training Fund, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a training facility to provide instruction in small class sizes to truck drivers.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 4 (JA) Other districts (school, etc.) Kansas City
Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This ordinance was not introduced 9 days after City Plan Commission approval to allow the applicant time to obtain the required utility consent forms for the right-of-way vacations. This plat can be added to the consent agenda. Case No. 14313-MPD - Ordinance No. 120875, passed November 1, 2012, rezoned about 40 acres generally located south of Atchison, Topeka & Santa Fe Railroad, west of the Gulf Mobile Ohio Railroad, north of Wilson Avenue and Morrell Avenue and east of Marsh Avenue from Districts R-2.5 (Residential 2.5) and M 3-5 Manufacturing 3 (dash 5) to District MPD, Master Planned Development District and approved a preliminary development plan for a Teamsters Apprenticeship Training area, which also serves as a preliminary plat. Case No. 221-S-7 - Resolution No. 120874, passed November 1, 2012, approved an amendment to the Blue Valley Industrial Area Plan by amending the Proposed Land Use Plan and Map on about 40 acres generally located south of Atchison, Topeka & Santa Fe Railroad, west of the Gulf Mobile Ohio Railroad, north of Wilson Avenue and Morrell Avenue and east of Marsh Avenue from Low Density Residential (1-8 Units Per Acre) to Heavy Industrial.	Applicants / Proponents Applicant(s) Trustees of the MO-KAN Teamsters Apprenticeship and Training Fund City Department City Planning and Development Other
	Opponents Groups or Individuals None Known Basis of Opposition
	Staff Recommendation ☒ For ☐ Against Reason Against:

Board or Commission Recommendation	By: City Plan Commission July 16, 2013 ☒ Approval ☐ Denial ☐ Approval, with conditions
Council Committee Actions	☐ Do Pass ☐ Do Pass (as amended) ☐ Committee Sub. ☐ Without Recommendation ☐ Hold ☐ Do not pass

Details

Policy / Program Impact

Policy or Program Change N/A	☒ 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?	☒ Yes ☐ No
How will this contribute to a sustainable Kansas City?	This project consists of private improvements for an industrial development. The peak rate of storm water discharge and total runoff volume discharging to the public storm sewers will be reduced after development. The resumption of use of the property will preserve natural resources, eliminate vagrancy and increase financial resources. The removal and replacement of deteriorating infrastructure will eliminate erosion, discourage further deterioration and improve the overall aesthetics of the site. Written by Brett A. Cox, P.E.

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:

Pam Powell

Date:

July 1, 2015

Reviewed by:

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

Reference or Case Numbers:

MINOR SUBDIVISION
MO-KAN TEAMSTERS
APPRENTICESHIP TRAINING FACILITY
FIRST PLAT
PART OF THE E 1/2 SECTION 31, T50N, R32W,
A SUBDIVISION IN THE CITY OF INDEPENDENCE AND
KANSAS CITY, JACKSON COUNTY, MISSOURI.

FOR: Mo-Kan Teamsters Apprenticeship and Training Fund
Kansas Union Hall
4801 Emanuel Cleaver II Blvd.
Kansas City, Missouri 64130
TEL: 816-921-1700

STREET GRADE ORDINANCES:
The Plat of Beaumont Road January 4, 1980, and the plat of Marwood
Road June 20, 1922, did not show any street grade ordinance numbers
labeled on them. Wilson Road, or Independence Road as was named at
that time, was already existing, and no ordinance grade had been
established.

- NOTES:
1. Bearings are Grid based on Missouri
Coordinate System 1983, West Zone.
 2. Easements were obtained from Title
Commitment L20153019 by Chicago Title
Insurance Company dated 05/09/2015.
 3. 1/2" iron pins with Plastic Caps were
set at all corners except as noted.
 4. Future sidewalk and half street improvements
to E. Wilson Road off be required should a
building permit be required for a structure on
the Independence portion of this plat.
 5. Butler's Access Rights are prohibited
along the boundary line adjacent to I-435
Highway.

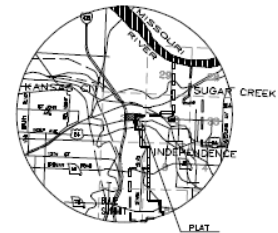
NOTE:
KOPLE Easements appear to
overlap each other. Some of
these easements may supersede
others.

POINT OF COMMENCEMENT
CITY SEC. 31, T50N, R 32W
RD. 3/8 18

POINT OF BEGINNING

LOT 1
36.583 ACRES

SCALE IN FEET
0 100 200



COUNCIL CITY OF KANSAS CITY, MISSOURI
THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "MO-KAN TEAMSTERS APPRENTICESHIP TRAINING
FACILITY FIRST PLAT" WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY,
MISSOURI, BY ORDINANCE NO. _____ AUTHENTICATED AS PASSED THIS _____ DAY
OF _____, 2015.

Mayer
Sylvester "G." James Jr.
CITY PLAT COMMISSION
APPROVED:

City Clerk
Madeline Sanders
PUBLIC WORKS
Director
Sherril K. McIntyre, P.E.

CITY OF INDEPENDENCE, MISSOURI

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "MO-KAN TEAMSTERS APPRENTICESHIP TRAINING
FACILITY FIRST PLAT" WAS SUBMITTED AND ONLY APPROVED BY THE CITY COUNCIL AND MAYOR OF
THE CITY OF INDEPENDENCE, MISSOURI, PURSUANT TO ORDINANCE NO. 17339.
APPROVED:

John Powell, P.E. Date
Director of Public Works

Tom Scammell Date
Director of Community Development

JACKSON COUNTY ASSESSOR DATE

Jane Sharon Date
City Clerk

SURVEYOR'S CERTIFICATE
I hereby certify that the within survey is based on an actual survey
made by me or under my direct supervision and that said survey
was performed in accordance with the minimum requirements of the
standards for property boundary surveys adopted by the Missouri
Board for Architects, Professional Engineers and Land Surveyors.

Larry D. Mowry L.S. # 1785 Date
SHEET 1 OF 2

SURVEY SURVEY COMPANY
620 S.W. THIRD STREET
LEE'S SUMMIT, MISSOURI 64063
TEL: 816-347-8020
FAX: 816-347-8281

