

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220391

Ordinance Number

Brief Title

Approving the plat of Blue River Commerce Center Third Plat, an addition in Kansas City, Jackson County, Missouri

Specific Address Approximately 63.587 acres generally located at the northeast corner of E. Bannister Road and Troost Avenue, creating 2 lots and 1 tract.	Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development										
Reason for Project This final plat application was initiated by Port Authority of Kansas City, Missouri, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 2 lot industrial subdivision.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 5(JA) Barnes, Parks-Shaw Other districts (school, etc.) Center 120										
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. CONTROLLING CASE Case No. CD-CPC-2019-00228 – Ordinance No. 200542 passed by the City Council on August 8, 2020, rezoned about 230 acres from District M3-5 (Manufacturing 3) to District UR (Urban Redevelopment), and approved a development plan that allows for redevelopment of the existing Bannister Federal Complex and construction of 2.6 million square feet of manufacturing/ warehousing facilities with 1,730 parking spaces, on 9 lots and five (5) tracts in multiple on about 229 generally located at the northeast corner of E. Bannister Road and Troost Avenue.	<table border="1"> <tr> <td data-bbox="808 779 1029 1052">Applicants / Proponents</td> <td data-bbox="1029 779 1560 1052"> Applicant(s) Port Authority of Kansas City, Missouri City Department City Planning and Development Other </td> </tr> <tr> <td data-bbox="808 1052 1029 1272">Opponents</td> <td data-bbox="1029 1052 1560 1272"> Groups or Individuals None Known Basis of Opposition </td> </tr> <tr> <td data-bbox="808 1272 1029 1430">Staff Recommendation</td> <td data-bbox="1029 1272 1560 1430"> ☒ For ☐ Against Reason Against: </td> </tr> <tr> <td data-bbox="808 1430 1029 1671">Board or Commission Recommendation</td> <td data-bbox="1029 1430 1560 1671"> By: City Plan Commission February 15, 2022 ☐ Approval ☐ Denial ☒ Approval, with conditions </td> </tr> <tr> <td data-bbox="808 1671 1029 1934">Council Committee Actions</td> <td data-bbox="1029 1671 1560 1934"> ☐ Do Pass ☐ Do Pass (as amended) ☐ Committee Sub. ☐ Without Recommendation ☐ Hold ☐ Do not pass </td> </tr> </table>	Applicants / Proponents	Applicant(s) Port Authority of Kansas City, Missouri 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 February 15, 2022 ☐ Approval ☐ Denial ☒ Approval, with conditions	Council Committee Actions	☐ Do Pass ☐ Do Pass (as amended) ☐ Committee Sub. ☐ Without Recommendation ☐ Hold ☐ Do not pass
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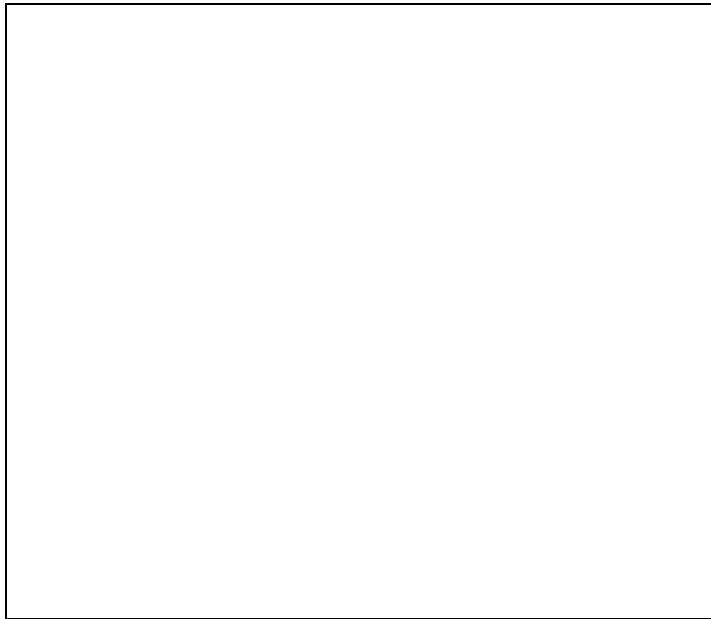
Details

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 is the third plat within this Blue River Commerce Center development. This plat proposes two lots which is about 63.5 acres. The lots will house the buildings of approximately 436,121 square foot manufacturing, warehousing and distribution facility. The developed lots will increase the tax base for the City and improve the aesthetics of the site. Written by Lucas Kaspar, PE
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: May 4, 2022

Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00065

EASEMENT DEDICATION: A permanent easement is hereby granted

to the City of Kansas City, Missouri, for the purpose of installing, maintaining, repairing and replacing water mains, sewer lines, storm sewers, and other utility lines within the boundaries of the property. The easement shall be subject to the terms and conditions set forth in the City of Kansas City, Missouri, Ordinance No. 100,000, as amended, and the City of Kansas City, Missouri, shall have the right to install, maintain, repair and replace the utility lines within the boundaries of the property.

SEWER EASEMENT: A permanent easement is hereby granted

to the City of Kansas City, Missouri, for the purpose of installing, maintaining, repairing and replacing sewer lines within the boundaries of the property. The easement shall be subject to the terms and conditions set forth in the City of Kansas City, Missouri, Ordinance No. 100,000, as amended, and the City of Kansas City, Missouri, shall have the right to install, maintain, repair and replace the sewer lines within the boundaries of the property.

WATER EASEMENT: A permanent easement is hereby granted

to the City of Kansas City, Missouri, for the purpose of installing, maintaining, repairing and replacing water mains within the boundaries of the property. The easement shall be subject to the terms and conditions set forth in the City of Kansas City, Missouri, Ordinance No. 100,000, as amended, and the City of Kansas City, Missouri, shall have the right to install, maintain, repair and replace the water mains within the boundaries of the property.

STREET DEDICATION AND GRADES: There are no

new streets being dedicated with this plat.

RIGHT OF ENTRANCE: The right of entrance and egress is

granted to the City of Kansas City, Missouri, for the purpose of installing, maintaining, repairing and replacing utility lines within the boundaries of the property.

ACCESS EASEMENT: An easement is hereby granted to the

City of Kansas City, Missouri, for the purpose of installing, maintaining, repairing and replacing utility lines within the boundaries of the property.

FLOODPLAIN: The subject property is located in the

City of Kansas City, Missouri, and is not subject to flooding.

GROUNDWATER EASEMENT: A groundwater easement is

granted to the City of Kansas City, Missouri, for the purpose of installing, maintaining, repairing and replacing utility lines within the boundaries of the property.

MAINTENANCE OF TRACTS: Tract B is to be used

for the purpose of installing, maintaining, repairing and replacing utility lines within the boundaries of the property.

RESTRICTED ACCESS: No direct vehicle access is

permitted from the property to the adjacent property.

SURVEYORS CERTIFICATION:

I hereby certify that this plat of Blue River Commerce Center - Second Plat, a subdivision, is based on an actual survey made by me or under my direct supervision and that said survey complies with the requirements of the laws of the State of Missouri.

FOR REVIEW

12/22/2021 1:54:03 PM

Professional Land Surveyor

Number: 001101010 State of Missouri

Date: 2021.12.22

PLAT DEDICATION:

The undersigned owners of the above described tract of land have agreed to dedicate the same to the City of Kansas City, Missouri, for the purpose of installing, maintaining, repairing and replacing utility lines within the boundaries of the property.

IN WITNESS WHEREOF:

Part Authority of Kansas City, Missouri, a political subdivision of the State of Missouri, has caused these presents to be executed this

day of

Part Authority of Kansas City, Missouri

John D. Stephens, President and CEO

State of Missouri

County of Jackson

By me executed this day of

Before me, the undersigned, a notary public in and for the County of Jackson, State of Missouri, I have personally known John D. Stephens, President and CEO of the City of Kansas City, Missouri, a political subdivision of the State of Missouri, and I have seen and heard him acknowledge and sign this instrument.

I have hereunto set my hand and affixed my notarial seal in the sole presence of the above named parties.

My commission expires

Any person who is not a resident of the State of Missouri is prohibited from acting as a notary public in and for the State of Missouri.

CITY PLAT COMMISSION PUBLIC WORKS

Approved: 2022

Director: J. Shaw

COUNCIL:

This is to certify that the within plat was duly submitted to and approved by the Council of the City of Kansas City, Missouri, on the day of

City authorized as passed this day of

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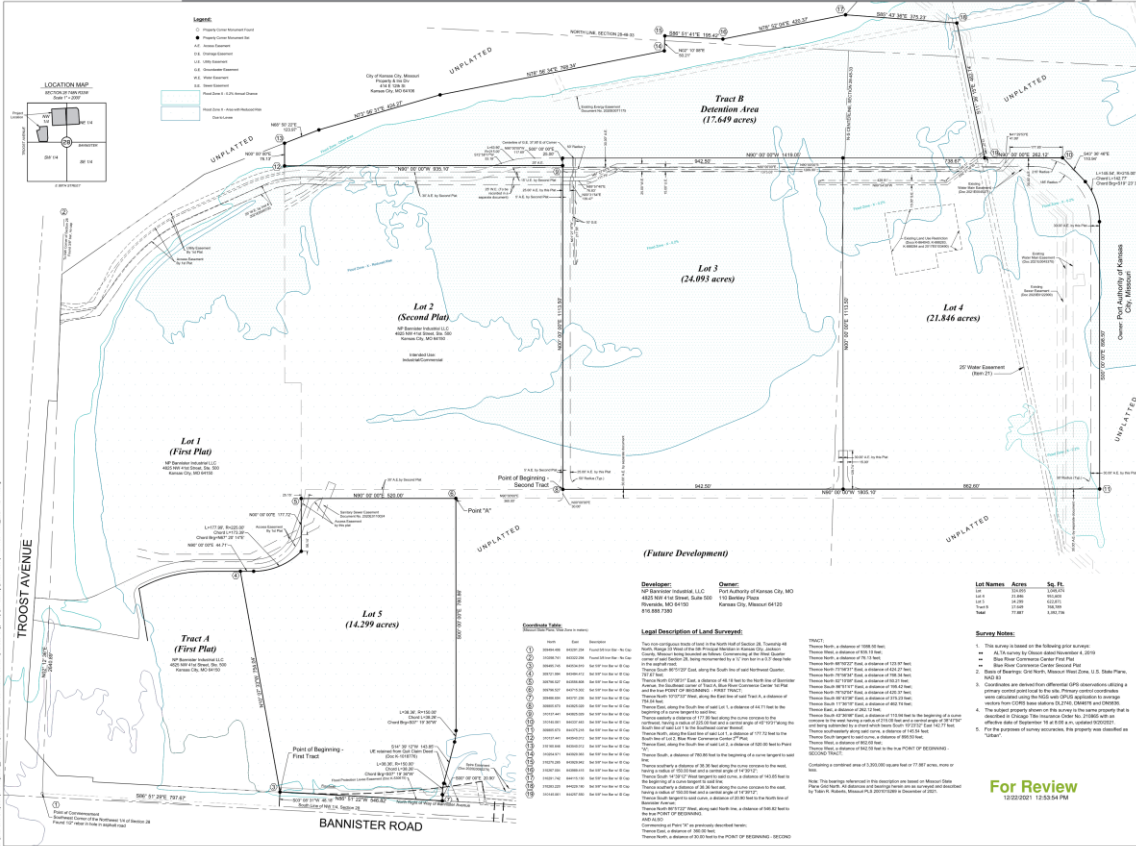
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