COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220094

Ordinance Number

Brief Title

Approving the plat of Bennett Packaging, an addition in Kansas City, Jackson County, Missouri

Specific Address Approximately 43.0528 acres generally located at the southwest corner of Hwy 40 and Noland Road, creating 4 lots and 1 tract. Reason for Project This final plat application was initiated by Blue Heron Investments, LLC in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 3 lot commercial subdivision.) 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. Related Relevant Cases Case No. 7909-UR-9 – Ordinance No. 150764 passed by City Council on September 10, 2015, rezoned about 33 acres generally located at the southwest quadrant of US 40 Hwy and Noland Road, from District B 2-2 (Neighborhood Business 2), to District UR (Urban redevelopment district) and the approved of a development plan to allow for a manufacturing use. **CONTROLLING CASE** Case No. CD-CPC-2019-00198 - Ordinance No. 200695

passed by City Council in 2020, rezoned about 5 acres from District B2-2 (Neighborhood Business 2) to District UR (Urban Redevelopment), for the purpose of approving an amended UR Plan on 38 acres to allow for the adaptive reuse of a blighted shopping center for the Bennett Packaging Corporate Campus.

Sponsor	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments, or Groups Affected	City-Wide
	$ \begin{array}{ll} \textbf{Council District(s)} & 5(JA) \ Barnes - Parks \\ Shaw \end{array} $
	Other districts (school, etc.) Raytown 150
Applicants /	Applicant(s)
Proponents	Blue Heron Investments LLC,
	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 December 7, 2021
	☐ 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 In	mpact
	Policy or Program Change	No ☐ Yes
	N/A	
	Operational Impact Assessment N/A	
	Finances	
	Cost & Revenue Projections – Including Indirect Costs	
	N/A Financial Impact	
	N/A	
	Fund Source and Appropriation Account Costs	
	Is it good for the children?	Yes No

	site to create four commercial lots. The peak rate of storm water discharge and total runoff volume discharging to the public storm sewers will be reduced after development. Written by Lucas Kaspar, PE
--	--

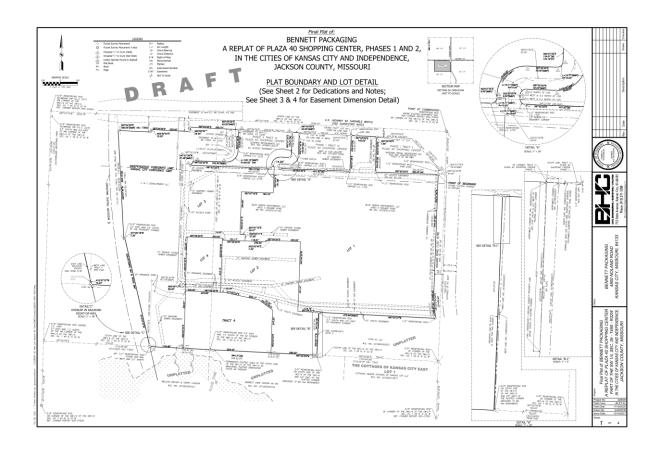
Project Start Date

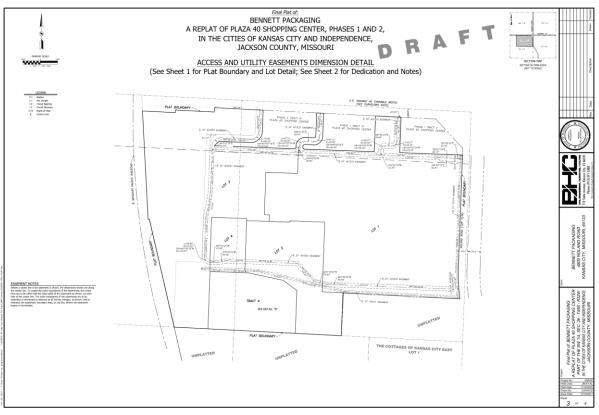
Projected Completion or Occupancy Date

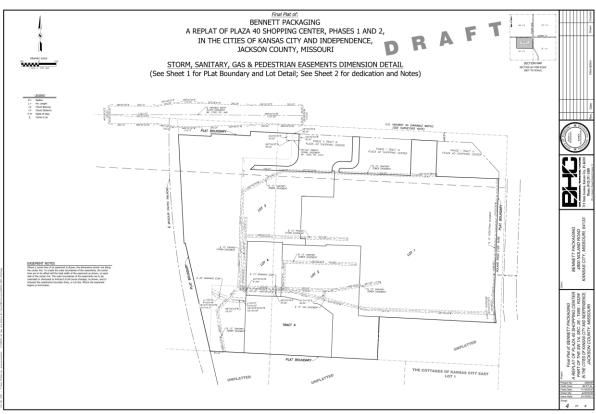
Fact Sheet Prepared by: Thomas Holloway Date: January 24, 2022

Reviewed by: Joe Rexwinkle City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00046







Final Plat of: BENNETT PACKAGING A REPLAT OF PLAZA 40 SHOPPING CENTER, PHASES 1 AND 2, IN THE CITIES OF KANSAS CITY AND INDEPENDENCE, DRA JACKSON COUNTY, MISSOURI DEDICATION AND NOTES (See Sheet 1 for PLat Boundary and Lot Detail; See Sheet 3 & 4 for Easement Dimension Detail) GWNDR. Blue Heron Sneistmens, LLC 220 NW Space Center Circle Leo's Sammit, MO 64564 SHC 712 State Average Kansas CRs. KS 66181 SURCHISCH ECADARY CECUPITION 3 That of annual to the submet Guard of location \$1, Towaring on Numb, Stage \$2 less, of the Such Principle This of annual to the submet Guard of location \$1, Towaring on Numb, Stage \$2 less, of the Such Principle This order proper propriet on the dependence of the disent closes closed better from the submet of the submet of the submet of the submet of the submet closes are \$100,000 This Conference of the subme REPAIL NOTES 8XG of Reprings: RORTH EP* 05 15" WEST along the Swith like of the Southwest Quarter, of Soction 2X, Townsity 47 Smith, Ratge 32 West, as determined by Gobal Pasiboning Seaters desirables and advanced by the Rispount Sales Flates Constitutes System, Bleet Zares (MADIS). somework of the Charles of the Charl CITY OF INDEPENDENCE APPROVALS. This Plane Pall has been approved by the Oty Council and Playor of the City of Independence Plasman Formand to Deline you find. 17379. State for course orientation the lessings in this description are based on the South line of the Southwest Closeter of Sociato 35, Township of textury, Rospe 20, West, Noving is teasing of fearth 62° 07' 07' West, referenced to the Missouri State Flanc Coordinate policies, Nete June, (MISSE). PUBLIC EASEMENT VAICATION All asserts provided established by RIAOL 46 SHOPPING CRITIST PRISE 1, recorded Outside 25, 1956, in block 45, Rigor is, and by PUADA of Portion NG CRITIST PRINCE 2, recorded Outside 25, 1956, as Instrument handow 1735/54, in floak 45, Spicies, while Date, MicROS, 400033. COMPRISION at the Retrieut comer, of the Southwork Quarter of Section 18, Township 49 Rents, Range 12 Woot, morauments COMPRISION at the Retrieut comer, and the Southwork Quarter of Section 18, Township 49 Rents, Range 12 Woot, morauments Theories Seat (27 of 20" Woot, a distance of 24 SEA for a, on the East line of add Subtraved Quarter; Theories Wood, 1972 227 Wood, a distance of 45% for a, to the FORM CRE (ECOMONIC). Continually Development Director - Form Scanual Date Control Collect Annual TRANSMET TO A REPORT OF THE RE KANSAS CITY APPROVALS CITY PLAN COMMISSION CONNCE. This is to confly that the within plat was duly scheminal to and approved by the Council of Manuas Chy, Manuar, by Ordinance No. Old support the scheminal of the State of the Stat Manlyn Sendon, City Clerk CAS CASCHESS: An element to write upon, locate, contrast, and number or authorise the location, construction, restrictions and use of gas lines and apportuned structures, upon, over and under those often subfined and designated on the sales fall fall SIGMENT. The element and destinate of which are given on the accompanying plot, is limited destinated to the Cast of Larson Cort, Incident Court, Processe, and the accompanying plot, is limited destinated to the Cast of Larson Court, Processe, and the secondary and accompanying plot, is limited. BENNETT PACKAGING 4800 NOLAND ROAD KANSAS CITY, MISSOURI, 64 Indiana County Assessors Office 1.1.5. 40 implieses visio catalitation string plans provided to the Missioni Department of Transportation. These plans and abody show bearing changing of building that of the fram-tions shown on the plans of Trains 40 Strapping Center These 1.8 Trains 40 Strapping Center Those J. Rivan senses found among the high 4-of-May for agree with the MIDOOT game and Fina Plat of BENNETT PACKAGING A REPLAT OF PLAZA 40 SHOPPING CENTER PART OF THE SWY 14, SEC. 5- T48S - R32W IN THE CHES OF KARSA GTY AND INDEPLIBENCE JACKSON COUNTY, MISSOURI S.RUPYOR'S STATEMENT This savely was executed in econdarion with the Missouri STABLAGS FOR MISSOURI DISTRICTS SOURCES are of first in Coulet I fell of the face of Department of Statement, Faceal districtions and Indicated Regulations, Coulet 25th Statement of Basel Statement, Faceal districtions (See 15th Black for date, and earl Symmetric). Blue Heron Investments, U.C. BHC, MO CLS 2006009815 F Joseph H. McLaughin, PLS - 2812816282 ACCIDITATION | Section | S