

# 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

<p><b>Specific Address</b> Approximately 63.587 acres generally located at the northeast corner of E. Bannister Road and Troost Avenue, creating 2 lots and 1 tract.</p>	<p><b>Sponsor</b></p>	<p>Jeffrey Williams, AICP, Director Department of City Planning &amp; Development</p>
<p><b>Reason for Project</b> 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.)</p>	<p><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b></p> <p><b>Council District(s)</b> 5(JA) Barnes, Parks-Shaw</p> <p><b>Other districts (school, etc.)</b> Center 120</p>
<p><b>Discussion</b> 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.</p> <p><b>CONTROLLING CASE</b> 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.</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> Port Authority of Kansas City, Missouri</p> <p><b>City Department</b> City Planning and Development</p> <p><b>Other</b></p>
<p><b>Opponents</b></p>	<p><b>Groups or Individuals</b> None Known</p> <p><b>Basis of Opposition</b></p>	
<p><b>Staff Recommendation</b></p>	<p><input checked="" type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <b>Reason Against:</b></p>	
<p><b>Board or Commission Recommendation</b></p>	<p><b>By: City Plan Commission</b> February 15, 2022</p> <p><input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>	
<p><b>Council Committee Actions</b></p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>	

**Details**

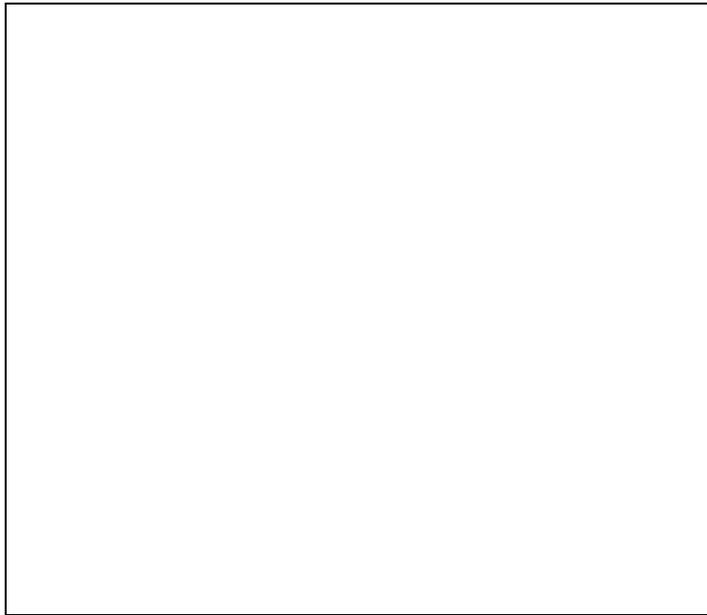
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**Policy / Program Impact**

<b>Policy or Program Change</b>  N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<b>Operational Impact Assessment</b>  N/A	

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b>  N/A	
<b>Financial Impact</b>  N/A	
<b>Fund Source and Appropriation Account Costs</b>  N/A	
<b>Is it good for the children?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



<b>How will this contribute to a sustainable Kansas City?</b>	<p>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.</p> <p>Written by Lucas Kaspar, PE</p>
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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, irrevocable, non-exclusive easement is hereby granted to the City of Kansas City, Missouri, for the purpose of providing water, sewer, gas, electric, telephone, and other utility services to the property herein described.

ACCESS EASEMENT: An easement is hereby granted to the City of Kansas City, Missouri, for the purpose of providing access to the property herein described for the purpose of providing water, sewer, gas, electric, telephone, and other utility services to the property herein described.

DRAINAGE EASEMENT: A drainage easement is hereby granted to the City of Kansas City, Missouri, for the purpose of providing drainage for the property herein described.

WATER EASEMENT: A water easement is hereby granted to the City of Kansas City, Missouri, for the purpose of providing water to the property herein described.

SEWER EASEMENT: A sewer easement is hereby granted to the City of Kansas City, Missouri, for the purpose of providing sewer service to the property herein described.

ACCESS EASEMENT: An easement is hereby granted to the City of Kansas City, Missouri, for the purpose of providing access to the property herein described for the purpose of providing water, sewer, gas, electric, telephone, and other utility services to the property herein described.

FLOODPLAIN: The subject property is located in the Floodplain of the City of Kansas City, Missouri, and the City of Kansas City, Missouri, is hereby granted the right to regulate the use of the property herein described in accordance with the Floodplain Ordinance of the City of Kansas City, Missouri.

STREET DEDICATION AND GRADES: There are no streets being dedicated with this plat.

RIGHT OF ENTRANCE: The right of entrance and egress is hereby granted to the City of Kansas City, Missouri, for the purpose of providing access to the property herein described for the purpose of providing water, sewer, gas, electric, telephone, and other utility services to the property herein described.

GROUNDWATER EASEMENT: A groundwater easement is hereby granted to the City of Kansas City, Missouri, for the purpose of providing groundwater to the property herein described.

MAINTENANCE OF TRACTS: This plat is to be used for the purpose of providing access to the property herein described for the purpose of providing water, sewer, gas, electric, telephone, and other utility services to the property herein described.

RESTRICTED ACCESS: No restricted access is being provided with this plat.

SURVEYORS CERTIFICATION: I hereby certify that the plat of the Blue River Commerce Center - Second Plat is a true and correct copy of the original plat as recorded in the Office of the Recorder of Deeds for Jackson County, Missouri.

For Review 12/22/2021 1:54:03 PM

Professional Land Surveyor License No. 0000000000 State of Missouri Date: 2021.12.22

PLAT DEDICATION: The undersigned owners of the above described tract of land hereby dedicate to the City of Kansas City, Missouri, the right to regulate the use of the property herein described in accordance with the Floodplain Ordinance of the City of Kansas City, Missouri.

IN WITNESS WHEREOF: The undersigned owners of the above described tract of land have hereunto set their hands and seals this 12th day of December, 2021.

John D. Stephens, President and CEO

State of Missouri

County of Jackson

City of Kansas City

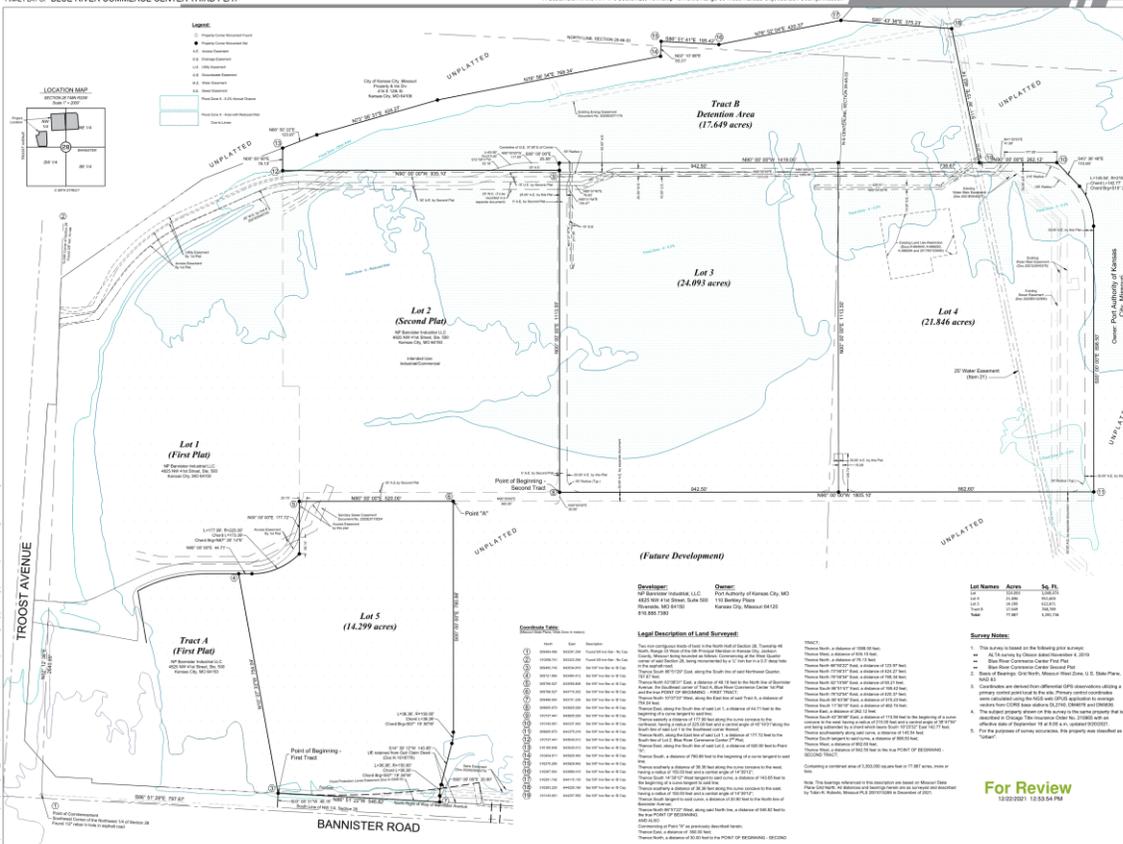
City Clerk



BRCC 3rd Plat Jackson County, Missouri

Project: 12-188 Date: 2021-12-22

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