



CITY PLAN COMMISSION REPORT

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

Project Name

Project Velvet (Golden Plains Tech Park)

Hearing Date September 7, 2021

Docket # Request

- #7.1 CD-CPC-2021-00104 Area Plan Amendment
- #7.2 CD-CPC-2021-00105 Area Plan Amendment
- #7.3 CD-CPC-2021-00106 Major Street Amendment
- #7.4 CD-CPC-2021-00107 Area Plan Amendment
- #7.5 CD-CPC-2021-00108 Area Plan Amendment

Applicant

Kellee Madinger, Chris Mattix
Rouse Frets White Goss Gentile Rhodes, P.C.

Owner

Velvet Tech Services LLC.
4510 Belleview Ave.
Kansas City, MO 64111

Location 501W. 128th Street
Generally located at the northwest quadrant of MO Highway 169 and Interstate 435

Area Zoning About 374.89 acre
MPD

Council District 2nd

County Platte and Clay

School District Platte County RIII and Smithville

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

No registered neighborhood or civic organizations were found at this location. Notice of the public hearing was sent to surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant hosted a public meeting on August 17, 2021. A summary of the meeting is attached to this report.

EXISTING CONDITIONS

Property is undeveloped and used for agricultural purposes..

SUMMARY OF REQUEST

CD-CPC-2021-00104 - A request to approve an amendment to the KCI Area Plan for approximately 474 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW 128th Street, from Residential Low Density, Residential Medium Density and Mixed Use Commur Mixed Use Neighborhood to Office use.

CD-CPC-2021-00105 - A request to approve an amendment to the Gashland Nashua Area Plan for approximately 474 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW 128th Street, from Residential Low Density, Residential Medium Density and Mixed Use Commur Mixed Use Neighborhood to Office use.

CD-CPC-2021-00106 - A request to approve an amendment to the major street plan for the realignment of NW 128th Street and removal of a north-south road, running through the planned future development.

CD-CPC-2021-00107 - A request to approve a preliminary plat for Zone 3 of Golden Plains Technology Park to create two (2) lots on about 374.89 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW

Surrounding Land Uses**North** – undeveloped, agricultural**South** – church to the east, adjacent to Hwy 169**East** – Interstate 435, then undeveloped, agricultural**West** – undeveloped, agricultural**Land Use Plan**

The Gashland Nashua Area Plan recommends Residential Low, Residential Medium, Mixed Community land uses. The request doesn't conform to this recommendation.

Major Street Plan

NW 128th Street is classified as a four-lane thoroughfare requiring 80 ft of right-of-way. The transportation and development committee recommends the required dedication be waived.

128th Street.

CD-CPC-2021-00108 - A request to approve a Final MPD Plan for Zone 3 of Golden Plains Technology Park for approximately 374.89 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW 128th Street.

KEY POINTS

- Golden Plains Technology Park / Project Velvet
- Area Plan Amendments
- Major Street Amendment
- Preliminary Plat
- MPD Final Plan

PROFESSIONAL STAFF RECOMMENDATION**Docket # Recommendation**

- | | |
|-----|-----------------------------|
| 7.1 | Approval without conditions |
| 7.2 | Approval without conditions |
| 7.3 | Approval without conditions |
| 7.4 | Approval with conditions |
| 7.5 | Approval with conditions |

CONTROLLING CASE

CD-CPC-2020-00059 – Ordinance 200458, passed by the city council on July 09, 2020, a request to rezone from R-80 and AG-R to MPD (Master Planned Development) and approval of a development plan.

RELATED RELEVANT CASES

No related relevant cases were found.

PLAN REVIEW

No future land use amendment is required. It is the common practice to not to amend area plans in areas being rezoned to MPD as these changes will be in place if a project does to get built and leave a future land use designation that is not consistent with the original intent of the plan. In a situation such as this case, long-range staff support the project and recommend to change the use to office to accommodate the proposed use as communications service establishments.

The preliminary plat proposes to create two (2) lots for Zone 3. Lot 1 is about 347.67 acres, used for the data center and its accessory uses and Lot 2 is about 6.77 acres to serve as an Evergy Substation. The zone is secured by fencing, which is to be a decorative steel fence when visible from the rights of way and adjacent property occupied by the church.

Access to the site is via an Outer Road from MO Hwy 169. The applicant has worked with MoDOT regarding improvements necessary to Highway 169 and access to the development. A condition of approval reflects the final agreement.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	No	N/A	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes	
Outdoor Lighting Standards (88-430)	Yes	Yes	
Sign Standards (88-445)	Yes	Subject to conditions	A signage plan was included in the application package. It generally complies with the code. All future proposed signs shall comply with 88-445 and will be permitted separately.
Pedestrian Standards (88-450)	Yes	Yes	

PLAN ANALYSIS**Plan Review Criteria (88-516-05)**

In order to be approved, the plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

MPD zoning allows developer to establish standards for parking, setback, and other standards. All of which are acceptable and not considered detrimental to adjacent properties. The plan, as proposed, generally complies with the approved MPD preliminary development plan.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

MPD zoning designation will establish use of the property as a data center. The proposed use is in consistency with the approved use.

88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

Improvements to be made by the developer will do such. Moreover, the improvements in MoDOT right of way will be approved by MoDOT prior to construction.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

The proposed plan indicates sidewalks will be constructed to connect buildings within Zone 3 and to connect to the proposed trail located on the west side of Hwy 169, which will connect to other zones in the MPD District.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The requirement will be satisfied with requirements listed in the Conditions Report.

88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The proposed architectural characteristics are reflected in the elevation plan. The materials and color tones are reviewed by staff and are generally compatible with the proposed use.

88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

The plan proposes to maintain the existing tree lines and vegetation on the site, within the stream buffers and mature riparian corridor. This is in compliance with the intent of an MPD District.

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The proposed impervious area is in consistency with the approved MPD preliminary plan.

88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

As stated, the plan proposes to maintain the existing tree lines and vegetation on the site, within the stream buffers and mature riparian corridor. This is in compliance with the intent of an MPD District.

PRELIMINARY PLAT REVIEW CRITERIA (88-545-06)**No preliminary plat may be approved unless the decision-making body finds that the proposed subdivision conforms with all adopted plans of the city and complies with all applicable standards of this zoning and development code.**

Subject to conditions stated in the attached Corrections and Conditions Report, the proposed preliminary plan generally conforms to the MPD preliminary plat and complies with the code.

PROFESSIONAL STAFF RECOMMENDATION

Based on the applications submitted by the applicant, Staff makes recommendation to each case as following:

CD-CPC-2021-00104: Staff recommends **DISMISSAL** as no area plan amendment is necessary.

CD-CPC-2021-00105: Staff recommends **DISMISSAL** as no area plan amendment is necessary.

CD-CPC-2021-00106: Staff recommends **APPROVAL WITHOUT CONDITIONS** as the proposed realignment of NW 128th Street is in consistency with the approved MPD preliminary plan.

CD-CPC-2021-00107: Staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report.

CD-CPC-2021-00108: Staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report.

Respectfully submitted,



Xue Wood, AICP
Staff Planner



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

**Golden Plains Technology Park - Preliminary Plat
Public Engagement Meeting Participants
August 17, 2021**

Chase Brown
Anna Goebel
John Handley
Darryl Wagner
Matt Kist, Kimley-Horn
Jim Bowers, Rouse Frets White Goss
Chris Mattix, Rouse Frets White Goss



Plan Conditions, Corrections, & Recommendations Report

Recommended to CPC

Recommended by Development Review Committee

Report Date: August 31, 2021

Case Number: CD-CPC-2021-00107

Project: Project Velvet

Plan Corrections

Correction(s) by Land Development Division of the City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

1. The scale on the preliminary stream buffer plan that was provided does not meet the requirements of the code. Scale on the sheets should not be smaller than 1" = 100'; current submittal is shown at 1" = 200'. Multiple sheets may be required to adequately show the area at the level of detail required. (7/28/2021)
2. Submit a site plan showing the location of all of the existing and proposed utilities, including storm water, sanitary sewer, and water lines, as required by Section 88-810-1200. Insufficient information provided to determine conditions related to public infrastructure improvements at this time. (7/28/2021)
3. Private utility easements are not allowed to be dedicated on top of City right-of-way. Revise the preliminary plat to remove the proposed Everage easement within the proposed right-of-way for NW 128th Street. (7/28/2021)

Correction(s) by Water Services - Stormwater of the Water Services Department. Contact Amy Bunnell at amy.bunnell@kcmo.org with questions.

4. Initial Comment: Include preliminary stream buffer plans that are compliant with 88-415 requirements.
Follow-up Comments (2021-08-27): Scale of preliminary stream buffer plan is too small. There is fill shown in middle zone where floodplain spreads into tributary areas--1% flood conveyance/storage must be preserved. Include all items listed in 88-415-07-D.2. (7/28/2021)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

5. The developer must 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. (7/28/2021)
6. 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. (7/28/2021)
7. 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. (7/28/2021)
8. The developer must 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. (7/28/2021)
9. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks. (7/28/2021)
10. 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, as amended, commonly known as the Development Regulations. (7/28/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

11. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting (7/28/2021)
12. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (7/28/2021)
13. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future. (7/28/2021)
14. The developer must [grant on City approved forms, a STREAM BUFFER Easement to the City] or [show and label the final stream buffer zones on the subdivision plat within a private open space tract], as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits. (7/28/2021)
15. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (7/28/2021)
16. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain. (7/28/2021)
17. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat. (7/28/2021)
18. The developer must provide an erosion hazard analysis for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders as required by Water Services. (7/28/2021)
19. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (7/28/2021)
20. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the Development plan in accordance with the Section 88-415 requirements. (7/28/2021)
21. The arterial improvements proposed on the development plans must be reviewed and accepted by the Transportation Development Committee and the Impact Fee District Committee before an application for impact fee credits will be accepted. (7/28/2021)
22. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division. (7/28/2021)
23. 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. (7/28/2021)
24. The developer must 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. (7/28/2021)
25. The developer must request the Land Development Division to initiate an ordinance to establish or re-establish the grade on existing streets that are being improved where existing grades change by more than 6 inches and the grades have been previously established. (7/28/2021)

Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

26. Extend North Outer Road of I435 to 128th Street, remove crossover at 124th Street, remove the remaining portions of 124th Street, and build a J-turn on US169 with the first phase construction. (7/14/2021)

Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

27. Obtain all permits needed from MoDOT to provide access and build required improvements. (7/14/2021)
28. 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. (7/28/2021)
29. 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. (7/28/2021)

Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.

30. The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (7/22/2021)
31. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) (7/22/2021)
32. Fire hydrant distribution shall follow IFC-2018 Table C102.1 (7/22/2021)

Condition(s) by Public Works Department. Contact Jeffrey Bryan at 816-513-9865 / Jeffrey.Bryan@kcmo.org with questions.

33. Add a note to the Preliminary Plat stating the developer will construct the 10' wide trail along Outer Road and the trail is to be maintained by the City. (7/28/2021)

Condition(s) by Water Services Department. Contact Kirk Rome at 816-513-0368 / kirk.rome@kcmo.org with questions.

34. The developer must submit water main extension drawings showing extension of a min. 16" water main from the existing 30" transmission main along NW Cookingham Dr. north along Robinhood Lane then east along 128th Street then south to connect to the existing 8" main along 169 Hwy. The plans shall be prepared by a registered professional Engineer in Missouri and submitted to the water main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)
(7/28/2021)
35. The developer shall enter into a deferral agreement, to replace the current 8" water main, extending from the I-435 outer road east then north along 169 Hwy to it terminus at the Vineyard Church, with a 16" transmission main, prior to issuance of any certificate of occupancy for the structure in zone 2A or beyond per the approved development plan for the project, as required by KC Water. (7/28/2021)
36. Plat must show exclusive water main easements corresponding to the approved public water main extension plans.

The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.

(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)
(7/28/2021)



Plan Conditions, Corrections, & Recommendations Report

Recommended to CPC

Recommended by Staff

Report Date: August 31, 2021

Case Number: CD-CPC-2021-00108

Project: Project Velvet

Plan Corrections

Correction(s) by Land Development Division of the City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

1. The scale on the preliminary stream buffer plan that was provided does not meet the requirements of the code. Scale on the sheets should not be smaller than 1" = 100'; current submittal is shown at 1" = 200'. Multiple sheets may be required to adequately show the area at the level of detail required. Please revise the plan accordingly and resubmit prior to City Plan Commission. (7/28/2021)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

2. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division. (8/16/2021)
3. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting (8/16/2021)
4. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future. (8/16/2021)
5. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (8/16/2021)
6. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat. (8/16/2021)
7. The developer must 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. (8/16/2021)
8. The developer must show and label the final stream buffer zones on the subdivision plat within a private open space tract, as required by Chapter 88 and Land Development Division, prior to issuance of certificate of occupancy. (8/16/2021)
9. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (8/16/2021)
10. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat. (8/16/2021)
11. The developer must provide an erosion hazard analysis for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders as required by Water Services. (8/16/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

12. 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, as amended, commonly known as the Development Regulations. (8/16/2021)
13. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks. (8/16/2021)
14. 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. (8/16/2021)
15. The developer must 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. (8/16/2021)
16. 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. (8/16/2021)
17. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (8/16/2021)
18. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain. (8/16/2021)
19. The developer must 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. (8/16/2021)
20. 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. (8/16/2021)
21. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the [Special Use /Development/Rezoning] plan in accordance with the Section 88-415 requirements. (8/16/2021)

Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

22. Extend North Outer Road of I435 to 128th Street, remove crossover at 124th Street, remove the remaining portions of 124th Street, and build a J-turn on US169 in the first phase or zone of the overall development. (7/14/2021)
23. Obtain all permits needed from MoDOT to provide access and build required improvements. (7/14/2021)
24. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. Not applicable for area plan amendment (7/28/2021)
25. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. Not applicable for area plan amendment (7/28/2021)
26. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. Not applicable for area plan amendment (7/28/2021)
27. 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. (8/12/2021)
28. All proposed signage shall comply with 88-445 and are subject to permits. (8/12/2021)

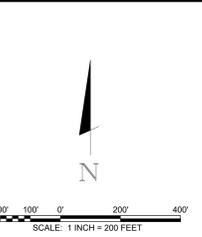
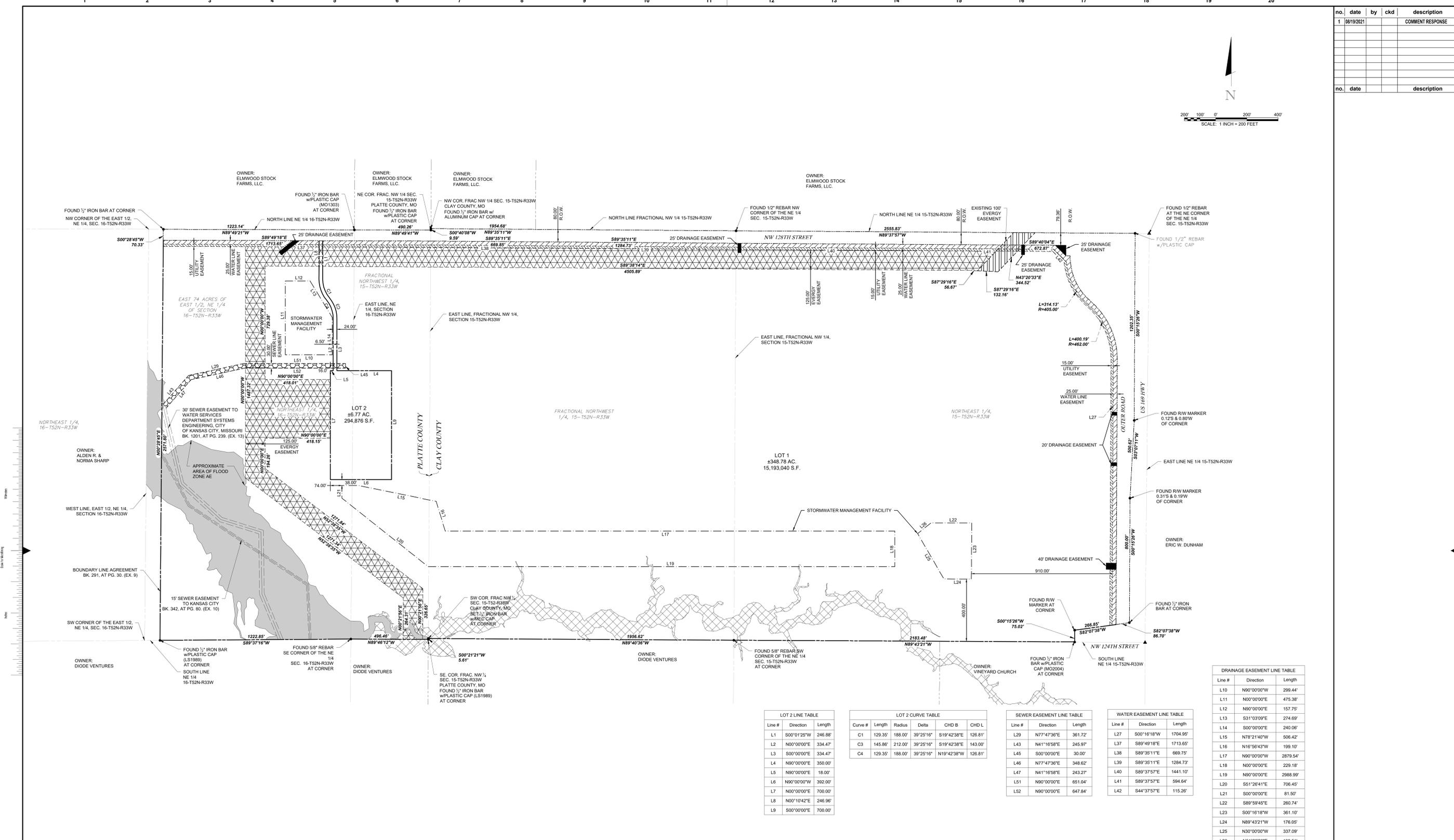
Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

29. 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. (8/12/2021)

30. All containers and mechanical/utility equipment shall be screened per requirements in 88-425-08 prior to issuance of certificate of occupancy. (8/12/2021)

Condition(s) by Public Works Department. Contact Jeffrey Bryan at 816-513-9865 / Jeffrey.Bryan@kcmo.org with questions.

31. Add a note to the Preliminary Plat stating the developer will construct the 10' wide trail along Outer Road and the trail is to be maintained by the City. (7/28/2021)



no.	date	by	ckd	description
1	08/19/2021			COMMENT RESPONSE

no.	date	description
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Line #	Direction	Length
L1	S00°01'25"W	246.88'
L2	N00°00'00"E	334.47'
L3	S00°00'00"E	334.47'
L4	N90°00'00"E	350.00'
L5	N90°00'00"E	18.00'
L6	N90°00'00"W	392.00'
L7	N00°00'00"E	700.00'
L8	N00°10'42"E	246.96'
L9	S00°00'00"E	700.00'

Curve #	Length	Radius	Delta	CHD B	CHD L
C1	129.35'	188.00'	39°25'16"	S19°42'38"E	126.81'
C3	145.86'	212.00'	39°25'16"	S19°42'38"E	143.00'
C4	129.35'	188.00'	39°25'16"	N19°42'38"W	126.81'

Line #	Direction	Length
L29	N77°47'39"E	361.72'
L43	N41°16'58"E	245.97'
L45	S00°00'00"E	30.00'
L46	N77°47'39"E	348.62'
L47	N41°16'58"E	243.27'
L51	N90°00'00"E	651.04'
L52	N90°00'00"E	647.84'

Line #	Direction	Length
L27	S00°16'18"W	1704.95'
L37	S89°49'18"E	1713.65'
L38	S89°35'11"E	669.75'
L39	S89°35'11"E	1284.73'
L40	S89°37'57"E	1441.10'
L41	S89°37'57"E	594.64'
L42	S44°37'57"E	115.20'

Line #	Direction	Length
L10	N90°00'00"W	299.44'
L11	N00°00'00"E	475.38'
L12	N90°00'00"E	157.75'
L13	S31°03'09"E	274.69'
L14	S00°00'00"E	240.06'
L15	N78°21'40"W	506.42'
L16	N16°56'43"W	199.10'
L17	N90°00'00"W	2879.54'
L18	N00°00'00"E	229.18'
L19	N90°00'00"E	2988.99'
L20	S51°26'41"E	706.45'
L21	S00°00'00"E	81.50'
L22	S89°59'45"E	260.74'
L23	S00°16'18"W	361.10'
L24	N89°43'21"W	176.05'
L25	N30°00'00"W	337.09'
L26	N51°23'20"E	109.51'

SHEET NOTES

- THE BASIS OF BEARINGS FOR THIS PRELIMINARY PLAT ARE GRID BEARINGS
- A PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AND A PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "AE" (BASE FLOOD ELEVATION DETERMINED) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 2901790053G WITH A MAP DATE OF JANUARY 20, 2017.
- EXISTING BOUNDARY LINEWORK BASED ON ALTA SURVEY COMPLETED BY MCCLURE DATED 6/10/2020
- ALL COORDINATES AND ALL BEARINGS AS SHOWN ARE BASED ON "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" USING A COMBINED GRID FACTOR OF 0.99986406
- ALL STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY MAINTAINED

SHEET LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINES
- EVERGY EASEMENT
- UTILITY EASEMENT
- WATER EASEMENT
- SEWER EASEMENT
- STORMWATER FACILITY
- FEMA FLOOD ZONE "AE"
- APPROXIMATE 100 YEAR FLOOD EXTENTS AS DETERMINED BY A PROFESSIONAL ENGINEER

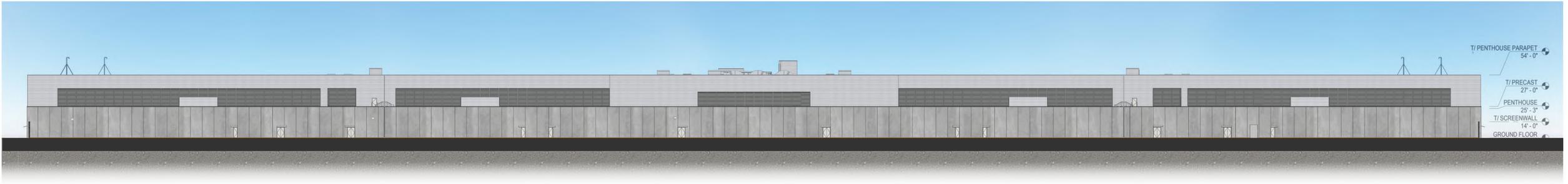
BURNS MEDONNELL
 9400 WARD PARKWAY
 KANSAS CITY, MO 64114
 BMCD LICENSE NO

date: 08/18/2021
 designed: [signature]
 detailed: [signature]
 checked: [signature]

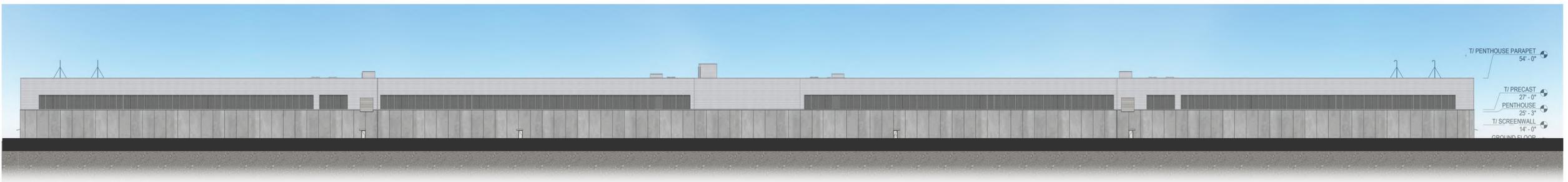
MASTER PLANNED DEVELOPMENT (MPD) PROJECT VELVET
 128TH ST AND ARROWHEAD TRAFFICWAY
 KANSAS CITY, MO 64165
 CLAY/PLATTE COUNTY

PRELIMINARY PLAT
 project: [signature] contract: [signature]
 drawing: C2 sheet 3 of 17 rev. 1
 file: [signature] sheets: [signature]

PRELIMINARY - NOT FOR CONSTRUCTION



1 TYPICAL EAST EXTERIOR ELEVATION - DATA HALL
1/32" = 1'-0"



2 TYPICAL WEST EXTERIOR ELEVATION - DATA HALL
1/32" = 1'-0"



3 TYPICAL NORTH/SOUTH EXTERIOR ELEVATION - DATA HALL
1/32" = 1'-0"

no.	date	by	ckd	description

BURNS MEDONNELL
 9400 WARD PARKWAY
 KANSAS CITY, MO 64114
 BMCD LICENSE NO

date	06/18/2021	detailed	
designed		checked	

MASTER PLANNED DEVELOPMENT (MPD)
 PROJECT VELVET

128TH ST AND ARROWHEAD TRAFFICWAY
 KANSAS CITY, MO 64185
 CLAY/PLATTE COUNTY

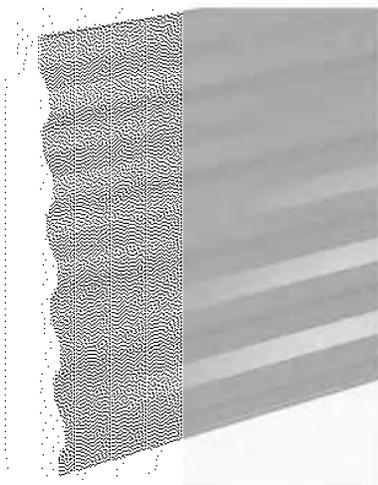
ELEVATIONS

project	contract
drawing	rev.
A1	0
sheet	13 of 16 sheets
file	

PRELIMINARY - NOT FOR CONSTRUCTION



PRECAST CONCRETE SANDWICH PANEL



TAPERED RIB PROFILE METAL WALL PANEL



PERFORATED RIBBED METAL SCREEN



VERTICAL LOUVER



CURTAINWALL / STOREFRONT SYSTEM



ROLL UP DOOR



PAINTED METAL DOOR



LIGHTING PEDESTRIAN PATHS AND PARKING LOT



LIGHTING ROADWAYS/ DRIVES

no.	date	by	ckd	description

BURNS MEDONNELL
 9400 WARD PARKWAY
 KANSAS CITY, MO 64114
 BMCD LICENSE NO

date	06/18/2021	detailed	
designed		checked	

MASTER PLANNED DEVELOPMENT (MPD)
 PROJECT VELVET

128TH ST AND ARROWHEAD TRAFFICWAY
 KANSAS CITY, MO 64185
 CLAY/PLATTE COUNTY

BUILDING MATERIAL AND OTHER ELEMENTS

project	contract	
drawing	rev.	
A3	0	
sheet	of	sheets
15	16	
file		

PRELIMINARY - NOT FOR CONSTRUCTION

