

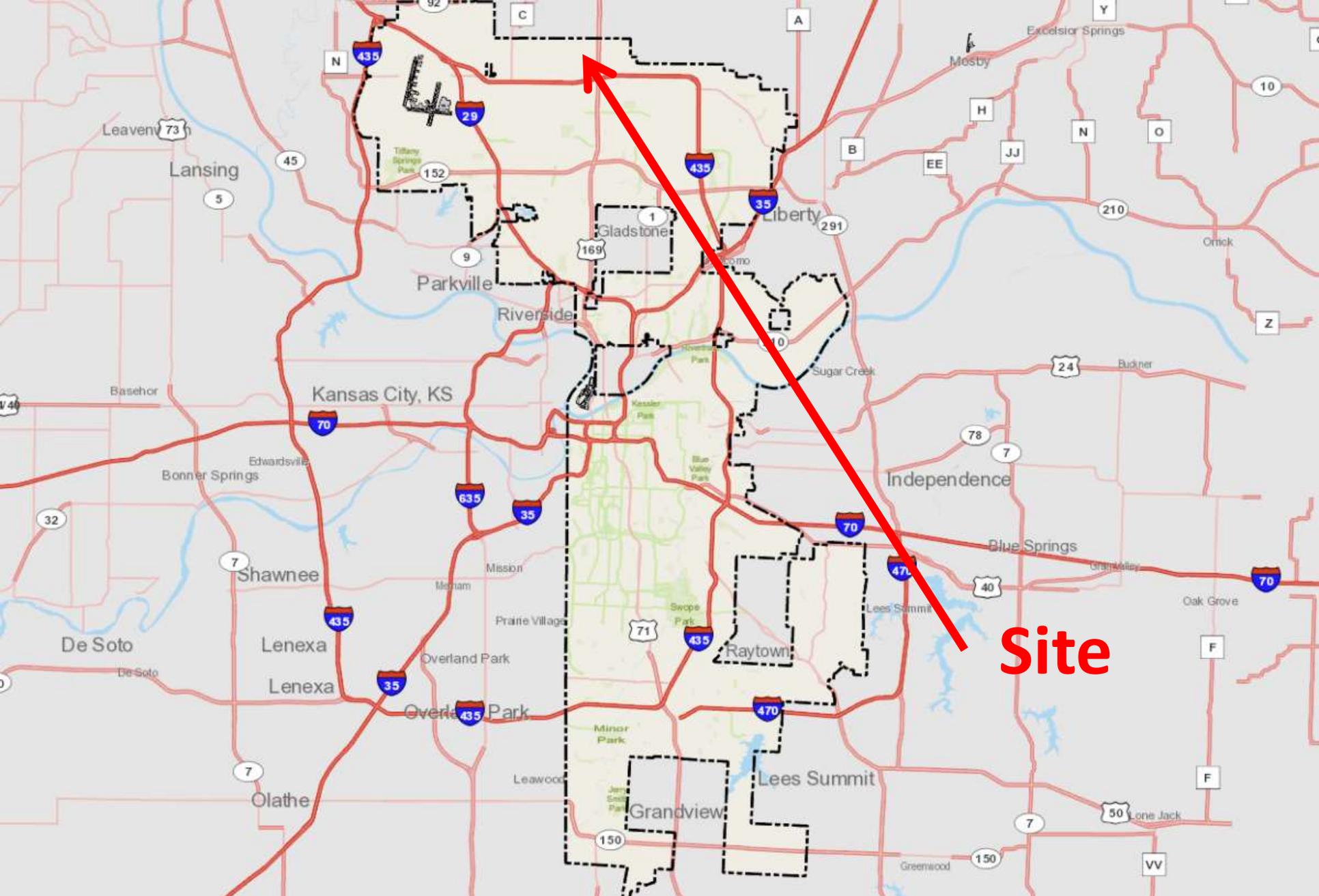
**Docket #7.1, 7.2, 7.3, 7.4, 7.5**

**Case No. CD-CPC-2021-00104, 00105,  
00106, 00107, 00108**

**Golden Plains Technology Park (Project Velvet)**



**Case No. CD-CPC-2021-00104, 00105, 00106, 00107, 00108**



**Site**



Case No. CD-CPC-2021-00104, 00105, 00106, 00107, 00108



**View looking south from Hwy 169**



**Case No. CD-CPC-2021-00104, 00105, 00106, 00107, 00108**



**View looking north from Hwy 169**

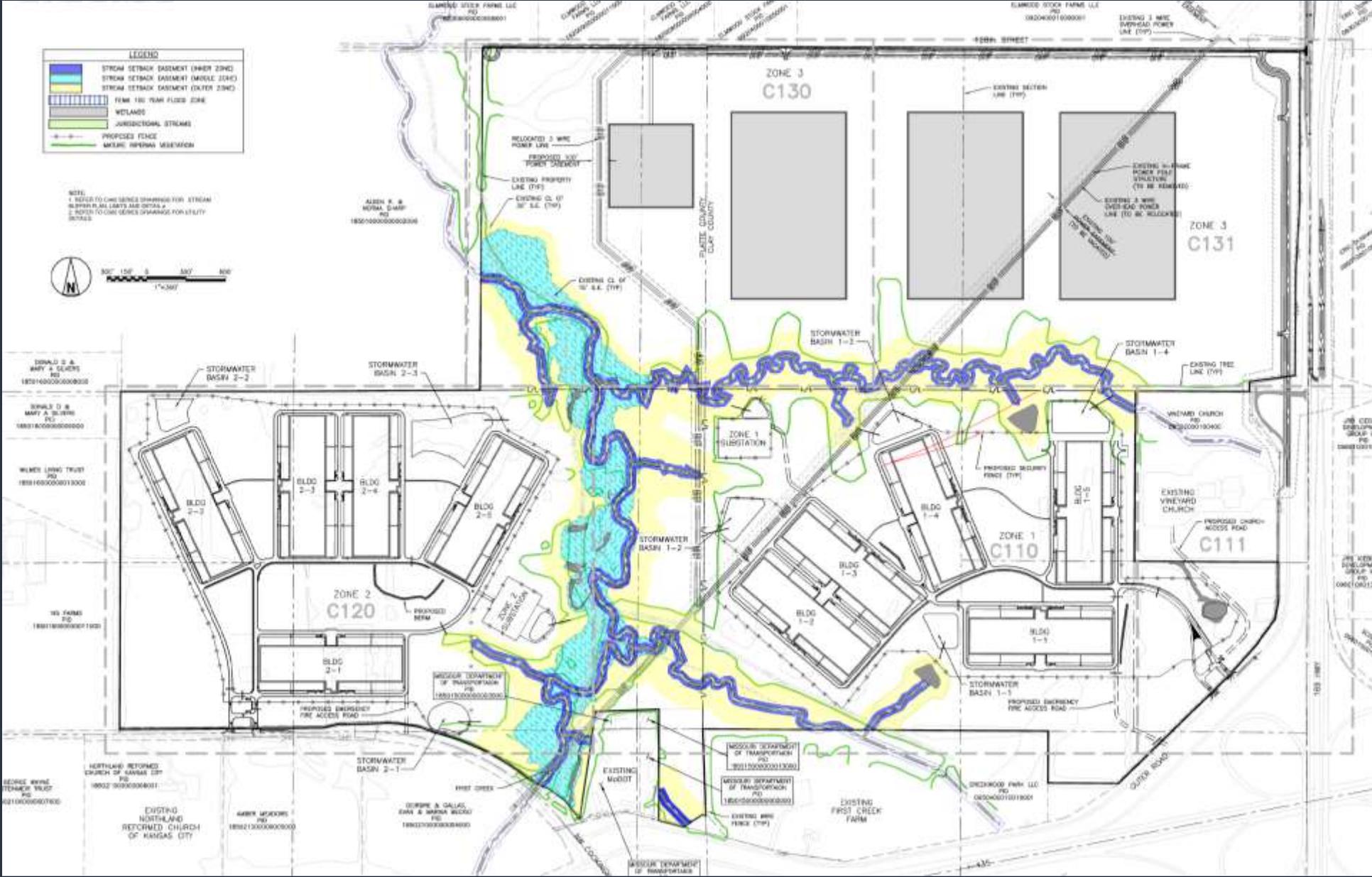


**Case No. CD-CPC-2021-00104, 00105, 00106, 00107, 00108**

**LEGEND**

	STREAM SETBACK EASMENT (INNER ZONE)
	STREAM SETBACK EASMENT (MIDDLE ZONE)
	STREAM SETBACK EASMENT (OUTER ZONE)
	FIRM 100 YEAR FLOOD ZONE
	WETLANDS
	JURISDICTIONAL STREAMS
	PROPOSED FENCE
	UTILITY RETURN VEGETATION

**NOTE:**  
 1. REFER TO ONE SERIES DRAWINGS FOR STREAM SETBACK EASMENT DETAILS AND UTILITY DETAILS.  
 2. REFER TO ONE SERIES DRAWINGS FOR UTILITY DETAILS.



St

NW 129th St

Mixed Use  
Neighborhood

Residential  
Low Density

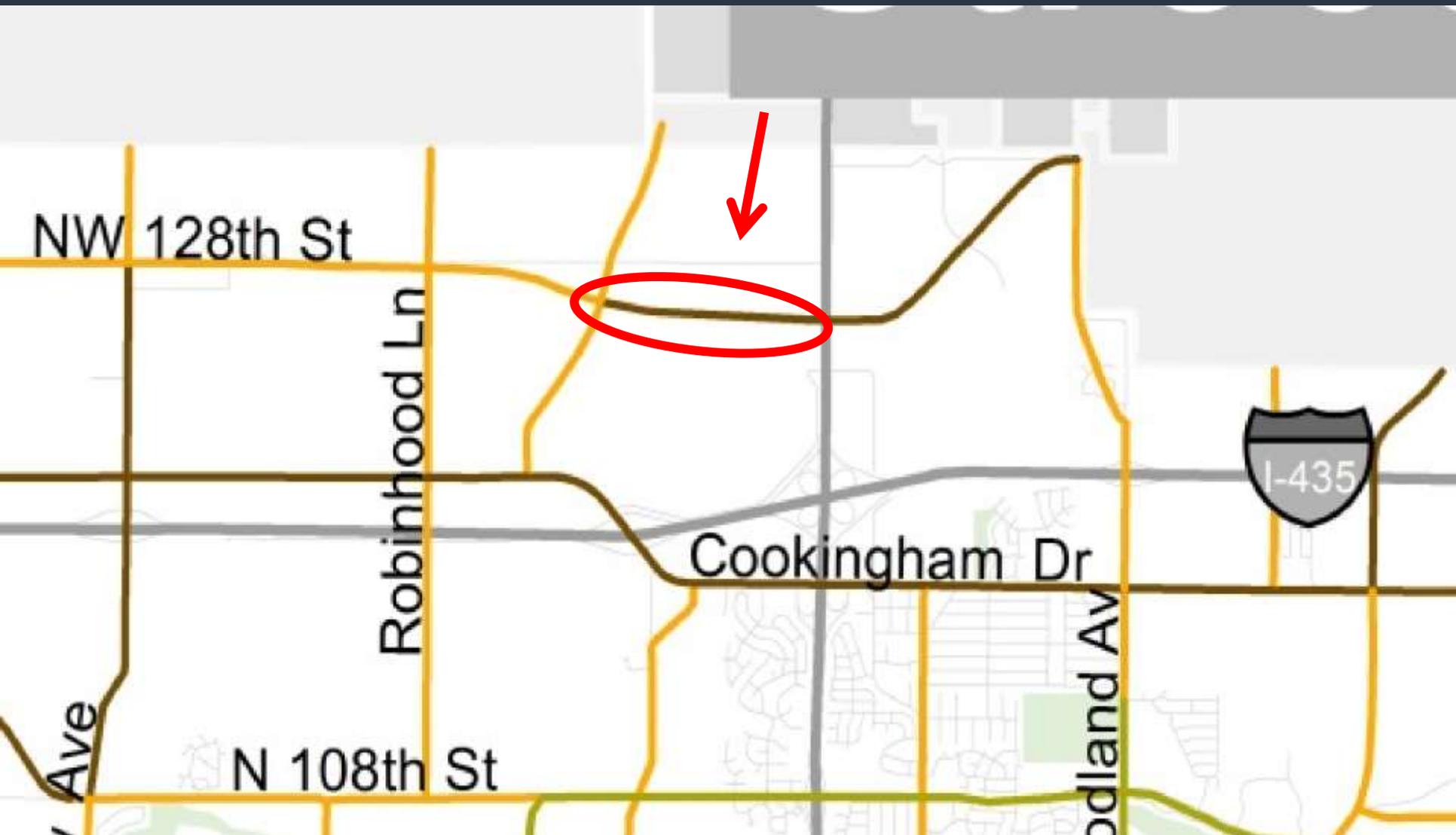
169

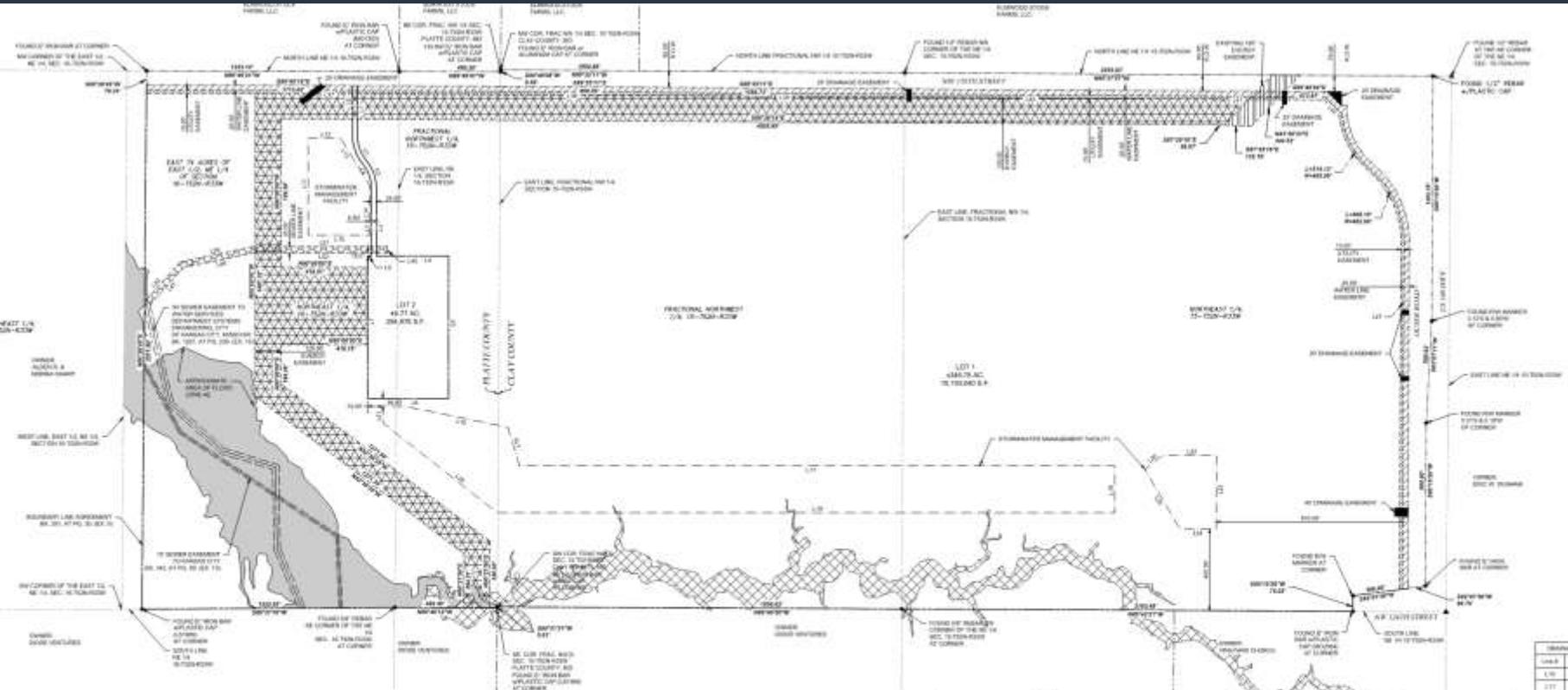
Institutional

Residential  
Low Density

Mix  
NW 12







**LOT 1 LINE TABLE**

Line #	Station	Length
11	880707270	186.89
12	880707270	224.27
13	880707270	224.27
14	880707270	224.27
15	880707270	224.27
16	880707270	224.27
17	880707270	224.27
18	880707270	224.27
19	880707270	224.27
20	880707270	224.27

**LOT 2 CURVE TABLE**

Curve #	Length	Radius	Delta	CHS B	CHS C
21	135.20	186.89	89.11°	334.0275	384.7
22	149.88	212.94	93.11°	344.0275	384.7
23	135.20	186.89	89.11°	334.0275	384.7

**SEWER BASINMENT LINE TABLE**

Line #	Station	Length
100	880707270	387.47
101	880707270	248.27
102	880707270	100.00
103	880707270	387.47
104	880707270	387.47
105	880707270	387.47
106	880707270	387.47
107	880707270	387.47
108	880707270	387.47
109	880707270	387.47
110	880707270	387.47

**WATER BASINMENT LINE TABLE**

Line #	Station	Length
111	880707270	170.82
112	880707270	170.82
113	880707270	170.82
114	880707270	170.82
115	880707270	170.82
116	880707270	170.82
117	880707270	170.82
118	880707270	170.82
119	880707270	170.82
120	880707270	170.82

**ADDITIONAL SEWER BASINMENT LINE TABLE**

Line #	Station	Length
121	880707270	224.27
122	880707270	224.27
123	880707270	224.27
124	880707270	224.27
125	880707270	224.27
126	880707270	224.27
127	880707270	224.27
128	880707270	224.27
129	880707270	224.27
130	880707270	224.27



Case No. CD-CPC-2021-00104, 00105, 00106, 00107, 00108



Case No. CD-CPC-2021-00104, 00105, 00106, 00107, 00108





1. FUTURE STREET VIEW FROM U.S. ROUTE 168  
PREPARED BY THE COUNTY OF HENRICO, 2021. ALL RIGHTS RESERVED. PHOTOGRAPH BY JEFFREY W. HARRIS



2. FUTURE STREET VIEW FROM U.S. ROUTE 168 LOOKING SOUTH  
PREPARED BY THE COUNTY OF HENRICO, 2021. ALL RIGHTS RESERVED. PHOTOGRAPH BY JEFFREY W. HARRIS



3. FUTURE STREET VIEW FROM U.S. ROUTE 168 LOOKING NORTH  
PREPARED BY THE COUNTY OF HENRICO, 2021. ALL RIGHTS RESERVED. PHOTOGRAPH BY JEFFREY W. HARRIS



## Staff Recommendations:

**Case No. CD-CPC-2021-00104**

**Approval without conditions**

**Case No. CD-CPC-2021-00105**

**Approval without conditions**

**Case No. CD-CPC-2021-00106**

**Approval without conditions**

**Case No. CD-CPC-2021-00107**

**Approval with conditions**

**Case No. CD-CPC-2021-00108**

**Approval with conditions**





# Golden Plains Technology Park

Case Nos. CD-CPC-2021-00104, CD-CPC-2021-00105, CD-CPC-2021-00106,  
CD-CPC-2021-00107 and CD-CPC-2021-00108

City Plan Commission  
September 7, 2021

# GOLDEN PLAINS TECHNOLOGY PARK

## Request

The Applicants request the City Plan Commission recommend approval of its applications to:

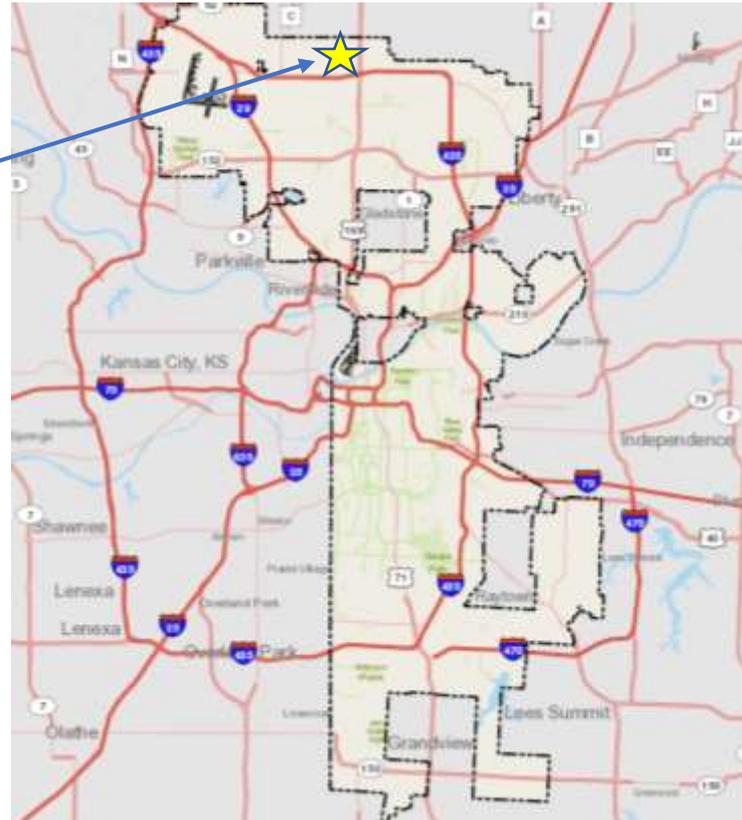
- Amend the Gashland Nashua Area Plan for approximately 474 acres from Residential Low Density to Light Industrial District.
- Amend the KCI Area Plan for approximately 407 acres from Residential Low Density, Residential Medium Density, Mixed-Use Community, Mixed-Use Neighborhood and Open Space/Buffer to Light Industrial District.
- Amend the Major Street Plan for the realignment of NW 128<sup>th</sup> Street and removal of a north-south road, running through the planned future development
- Approve a preliminary plat for Zone 3 of the Golden Plains Technology Park for approximately 375 acres
- Approve a Final MPD Plan for Zone 3 of the Golden Plains Technology Park for approximately 375 acres

# Project Location

Generally located at the northwest corner of Highway 169 and Interstate 435

Total project area for the Golden Plains Technology Park is approximately 882 acres.

Site

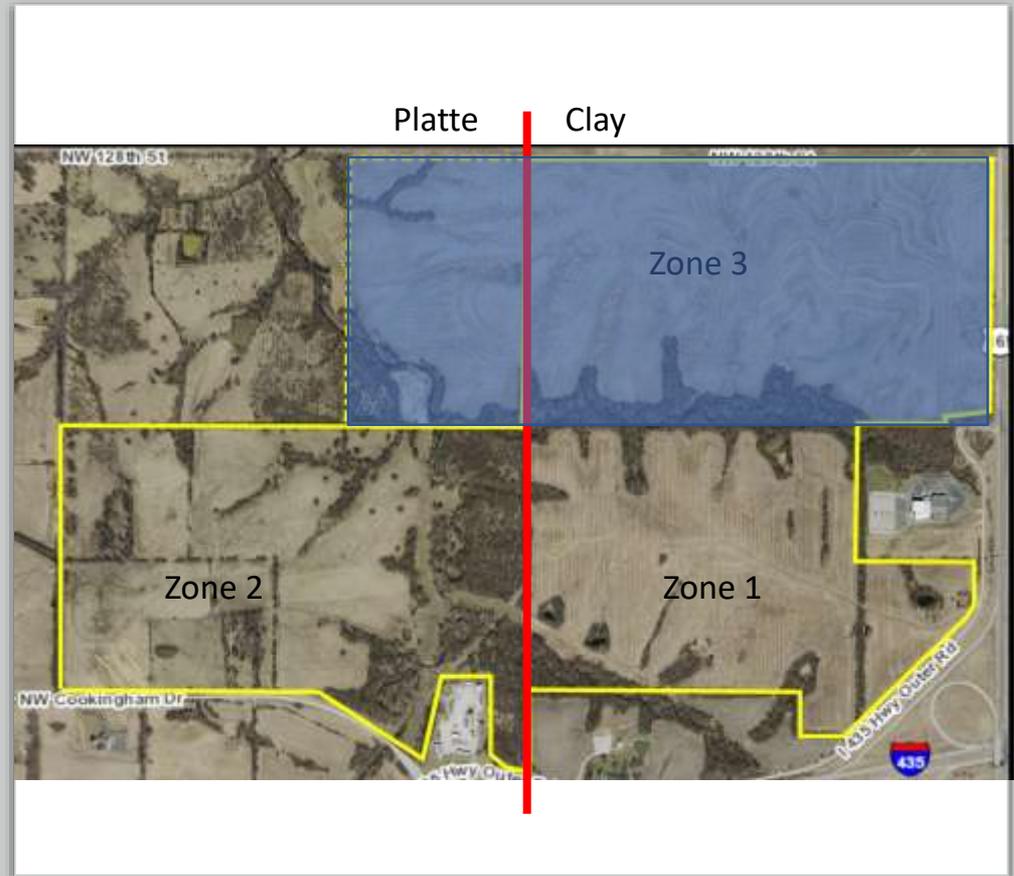


# Project Boundary

Bounded by NW 128<sup>th</sup> St. on the North, US 169 on the East, and Cookingham Dr. & I-35 on the South.

Platte and Clay county line crosses project area.

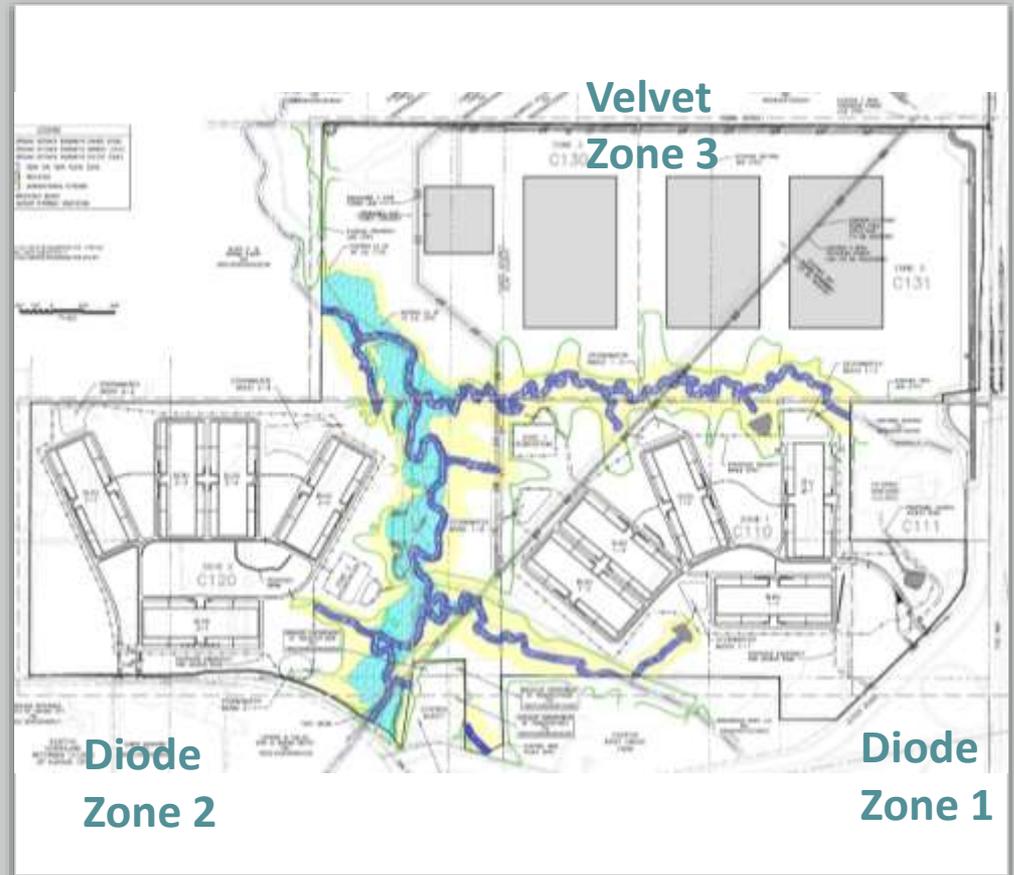
Velvet's Zone 3 located south of NW 128<sup>th</sup> St.



# Approved MPD Plan for Golden Plains Technology Park

C.S. Ordinance No. 200458 was approved on July 9, 2020 to rezone approximately 882 acres from Districts R-80 and AG-R to District MPD and approved an MPD Plan for the Golden Plains Technology Park.

3 Zones  
16 Buildings  
5,500,000 square feet



# Public Engagement

8/6/21- Letters mailed to adjacent property owners

8/17/21: Neighborhood Meeting (via Zoom)

8/18/21: Public Meeting Summary submitted to City Planning Department

# Meetings with the City

6/7/21: Pre-application meeting with Planning Services

7/29/21: Met with Xue Wood to review staff comments on prelim plat

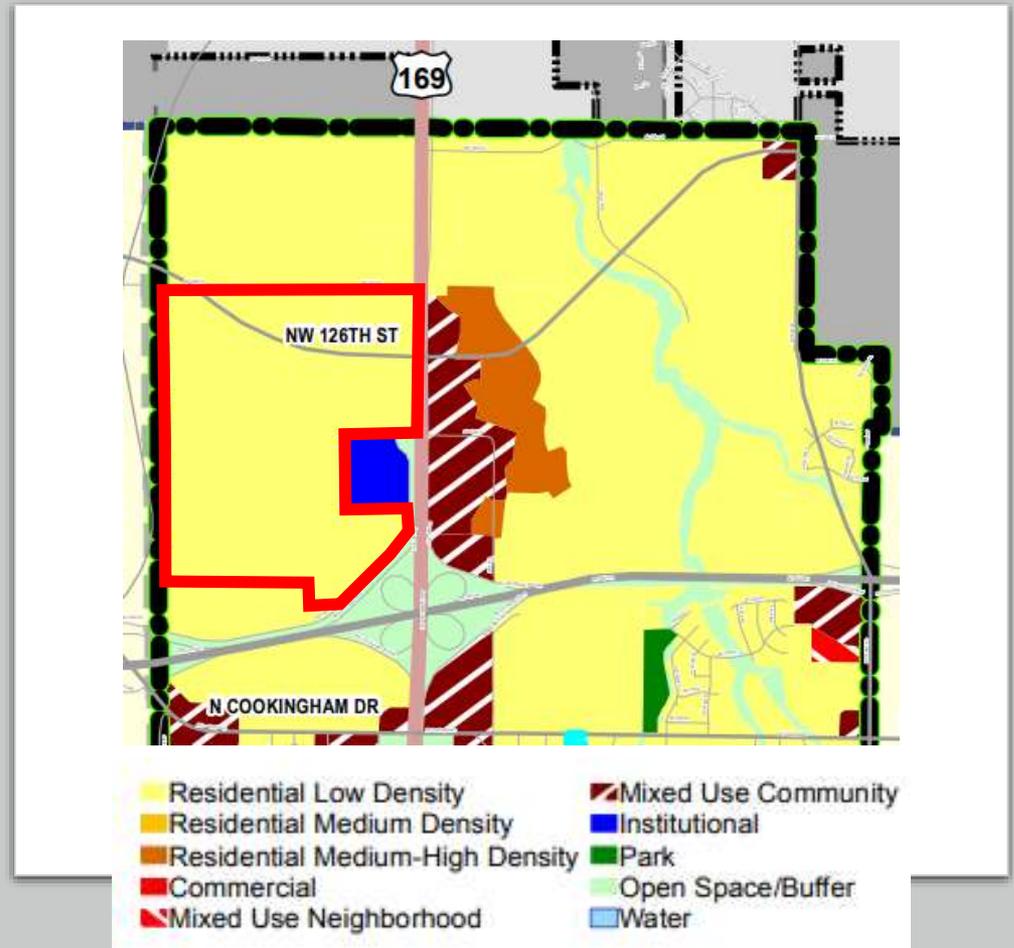
8/11/21: Applicant and Staff DRC meeting

8/31/21: Met with Joe Rexwinkle and Diane Binckley to discuss plans

# Gashland-Nashua Area Plan

Boarded to the east by planned Mixed-Use Community defined as “variety of community serving retail sales or service uses of a higher intensity and larger scale than allowed in Mixed-Use Neighborhood.”

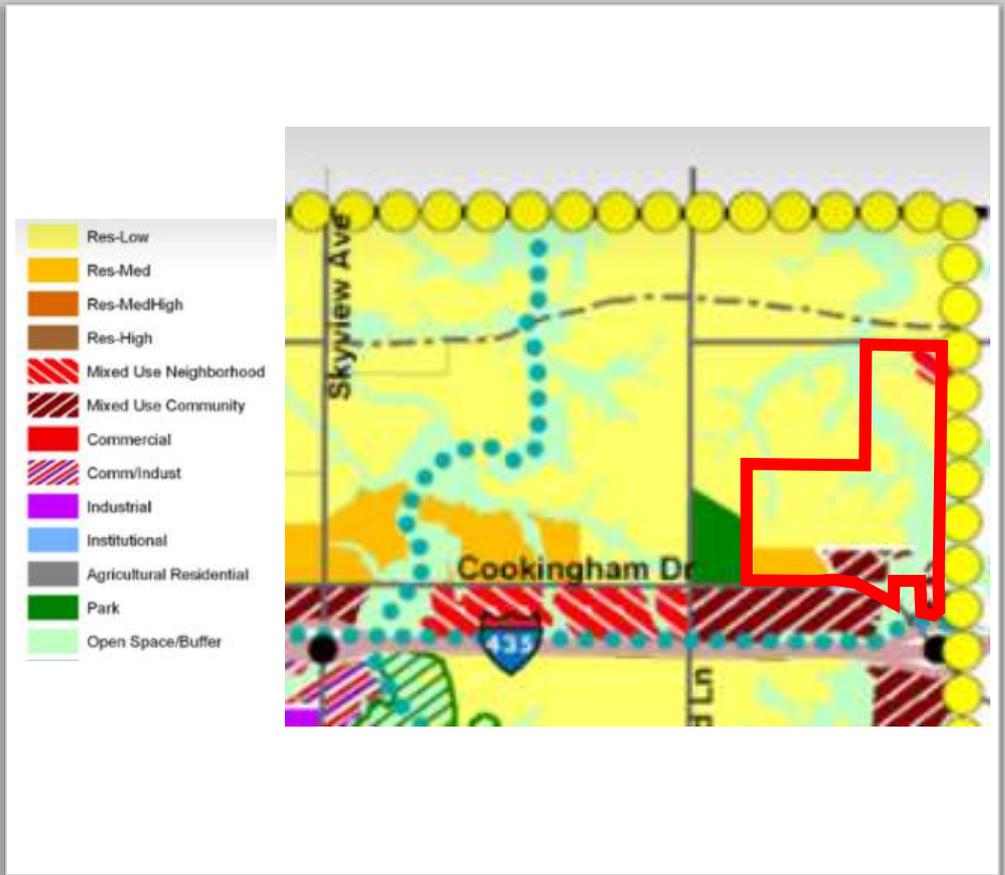
Boarded to the north, west, and south by planned Residential Low Density; current use is primarily agriculture.



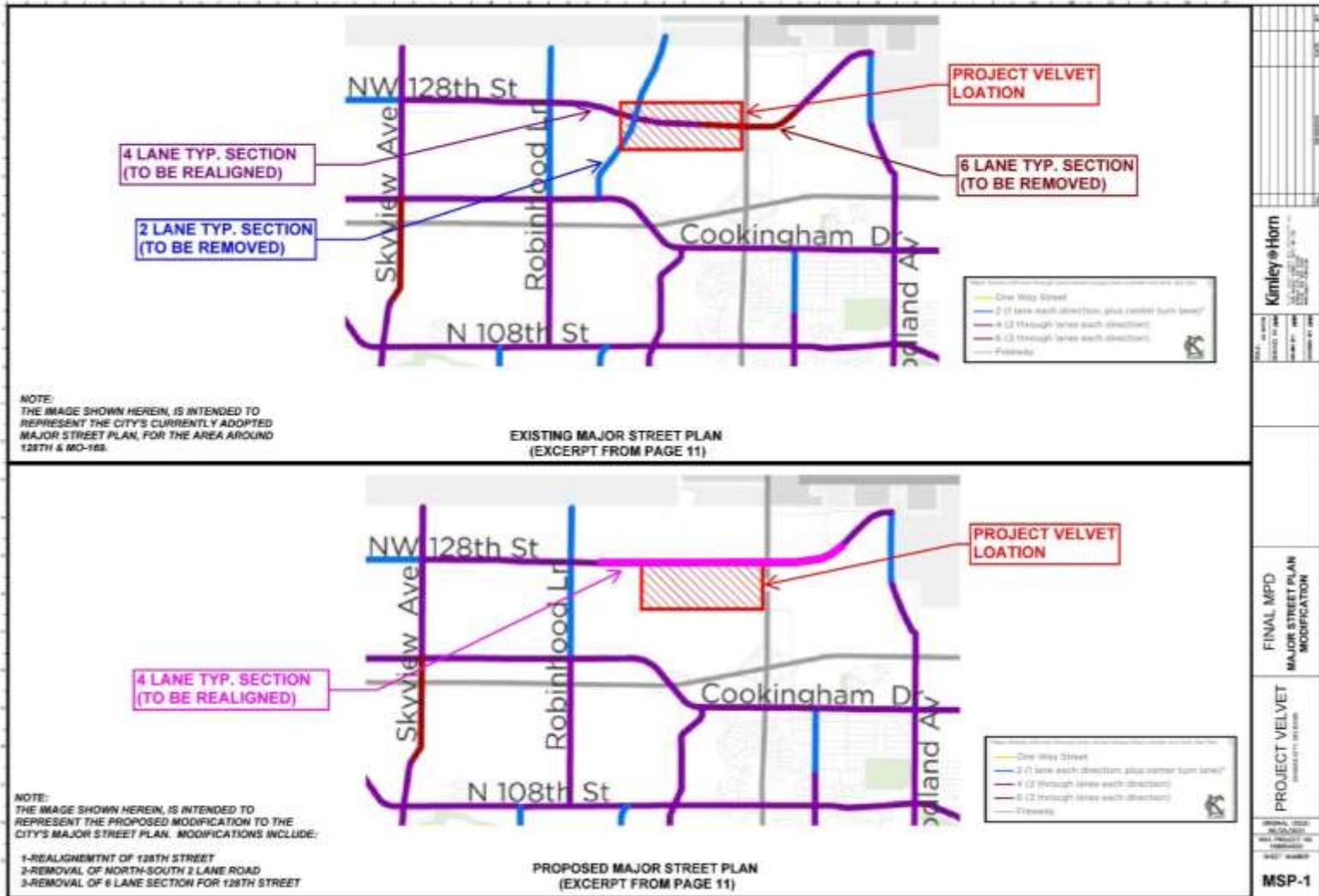
## KCI Area Plan

Boarded to the south by planned Mixed-Use Community and Res-Medium Density.

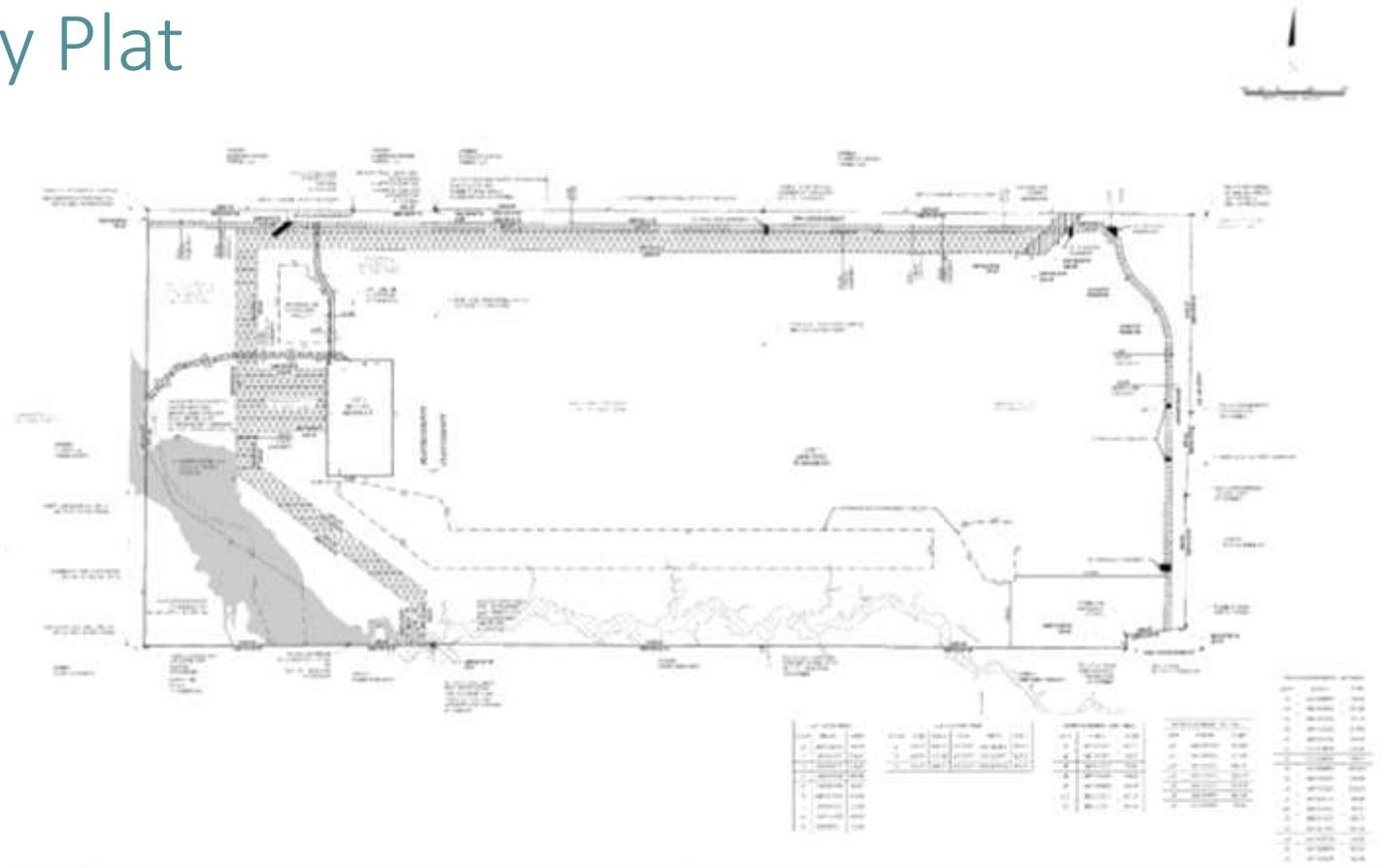
Boarded to the north, west, and east by planned Residential Low Density; current use is primarily agriculture.



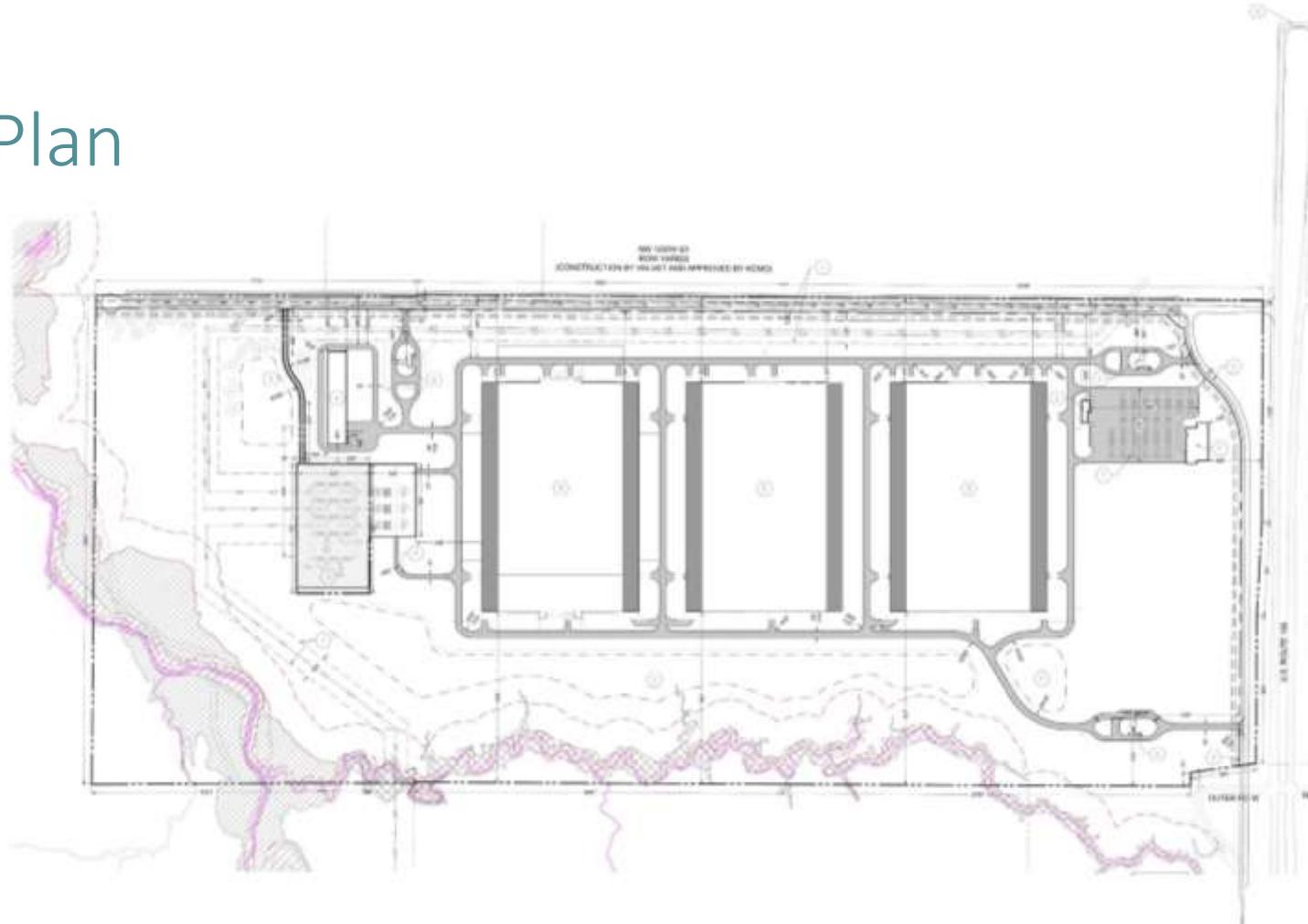
# Major Street Plan



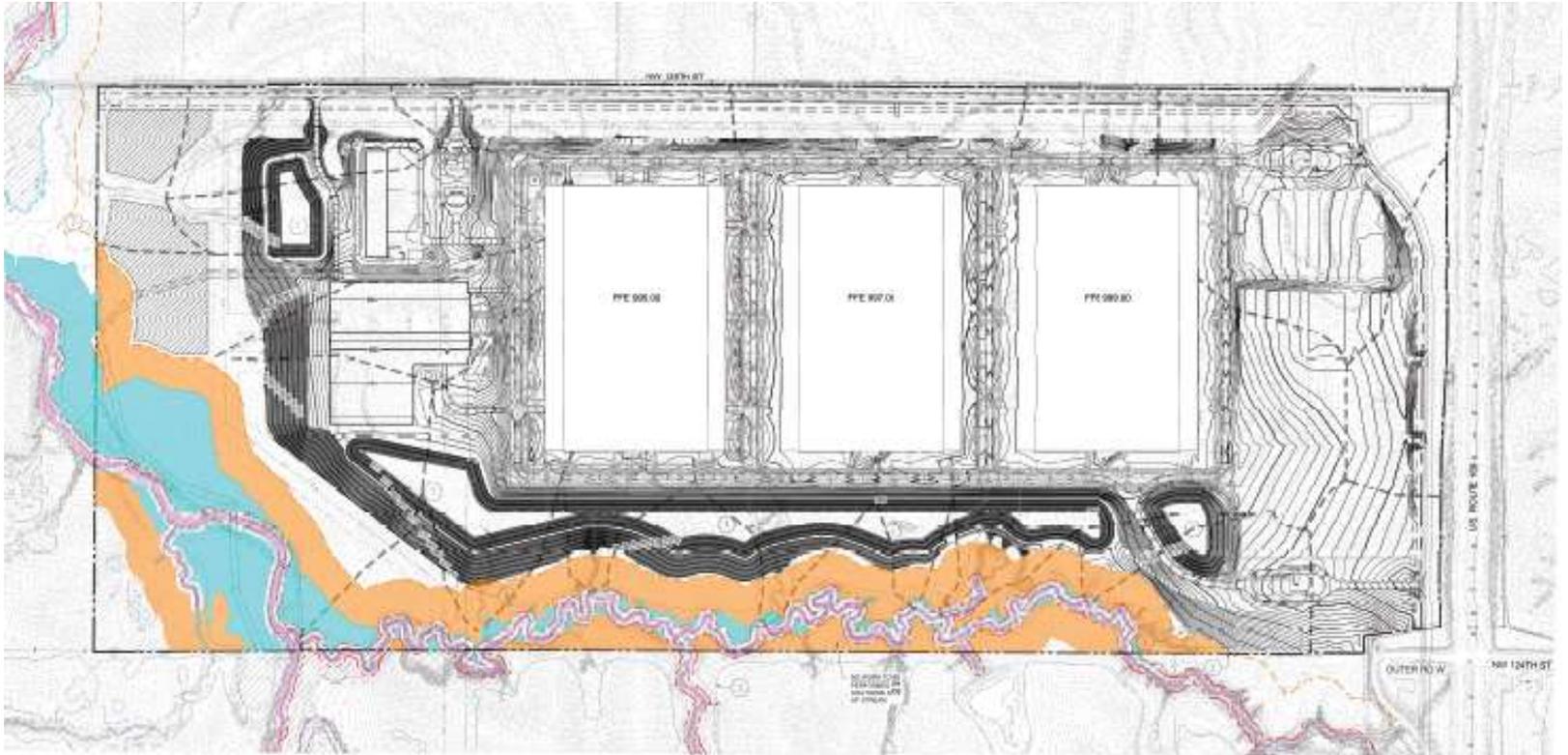
# Preliminary Plat



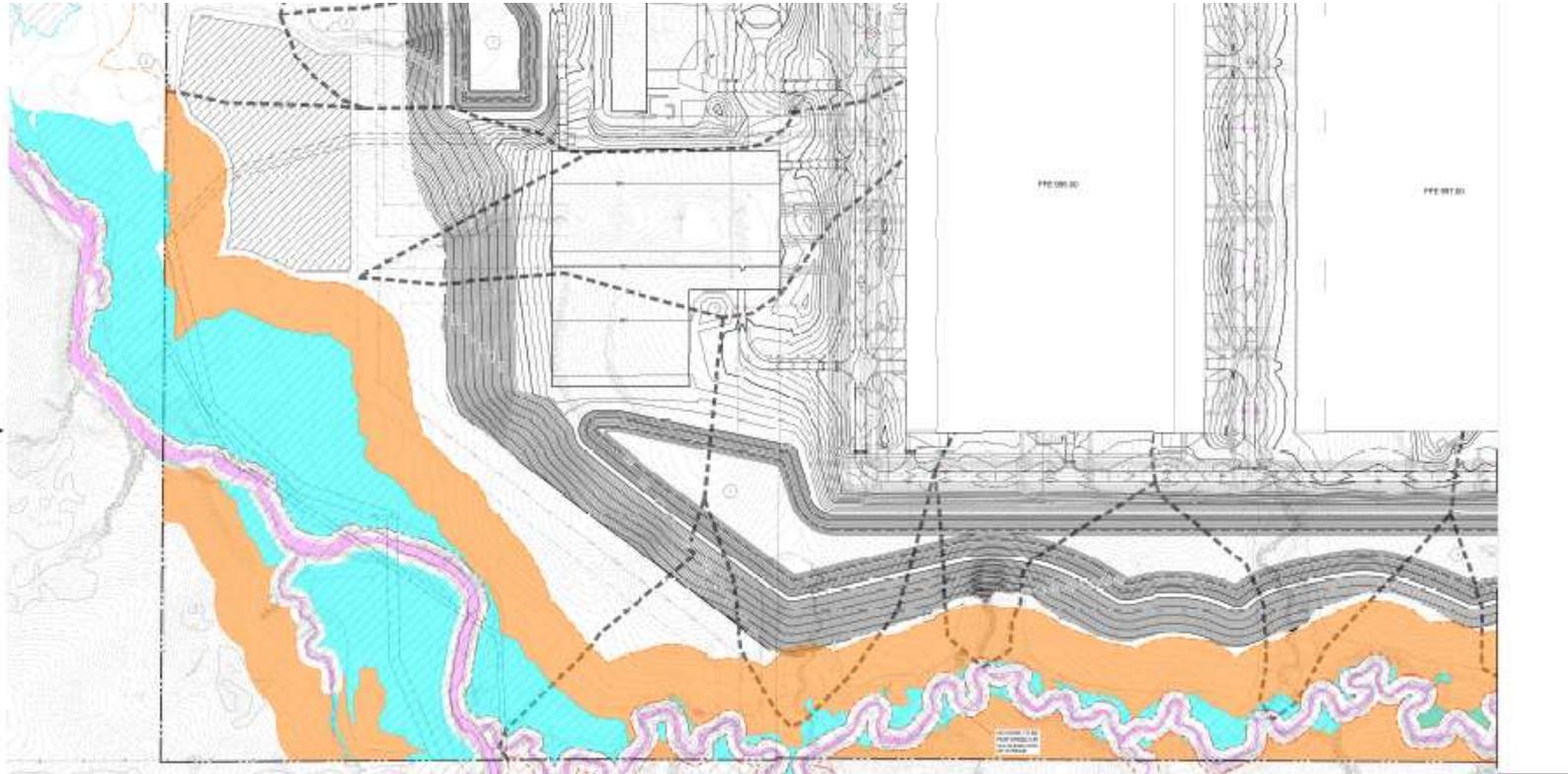
# Site Plan



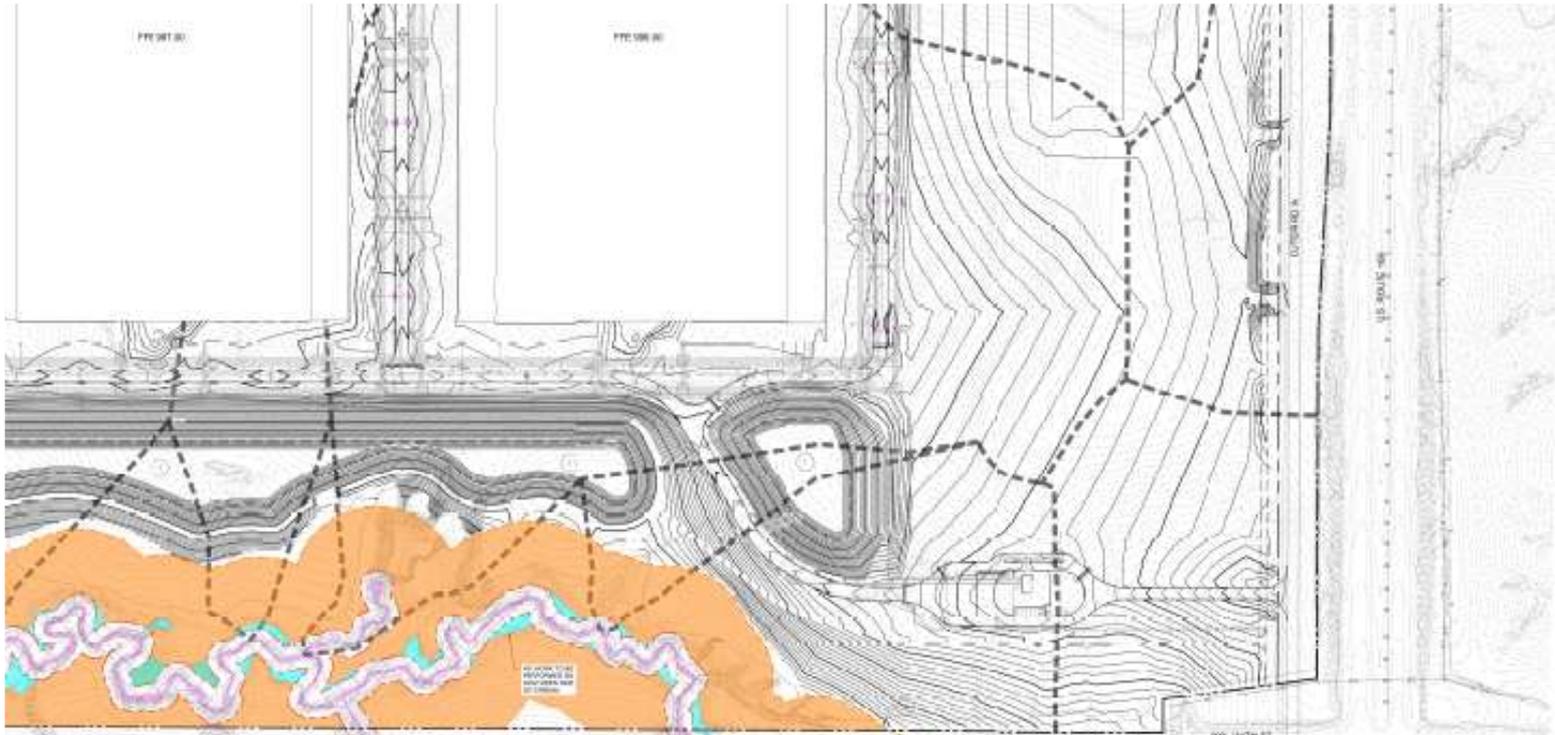
# Final Stream Buffer Plan



# Final Stream Buffer Plan – scale detail



# Final Stream Buffer Plan – scale detail



# Landscape Plan



# Renderings



3  
2



# Objections to Staff Recommended Conditions

Remove Condition #25 (Prelim Plat): 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.

Modify Condition #33 (Prelim Plat) and #31 (Final MPD Plan): Add a note to the ~~Preliminary Plat~~ Site Plan stating the developer will construct the 10' wide trail along Outer Road and the trail is to be maintained by the City.

Modify Condition #35 (Prelim Plat): The developer shall enter into a deferral agreement, to replace the current 8" water main, extending from I-435 outer road east then north along Hwy 169 to its 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.

# GOLDEN PLAINS TECHNOLOGY PARK PROJECT

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