

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

210213

Ordinance Number

Brief Title

Approving the plat of Blue River Commerce Center 1ST Plat, an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 30.70 acres generally located at the northeast corner of E. Bannister Rd. and Troost Avenue, creating 1 lot and 1 tract.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Northpoint Development, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a commercial and industrial development.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide</p> <p>Council District(s) 5(JA) Parks-Shaw Barnes</p> <p>Other districts (school, etc.) Center 120</p>
<p>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.</p> <p>CONTROLLING CASE 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>EXISTING CONDITIONS The 230-acre site is the Bannister Federal Complex is generally located at the northeast corner of E. Bannister Road and Troost Avenue. The existing buildings have been demolished to allow for the proposed development. The site has about 4,000 feet of frontage along E. Bannister Road and about 1,800 feet of frontage along Troost Avenue. Access to the site is from both E. Bannister Road and Troost Avenue</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Northpoint Development</p> <p>City Department City Planning and Development</p> <p>Other</p>
<p>Opponents</p>	<p>Groups or Individuals None Known</p> <p>Basis of Opposition</p>	
<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>	
<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission January 19, 2021</p> <p><input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>	
<p>Council Committee Actions</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

--

Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>The approved UR plan also serves as a preliminary plat. The plat approved 9 industrial lots and 5 tracts with access off E. Bannister Road and Troost Avenue. The plan approved internal network of private street to serve the proposed lots and provides utilities to each lot. The plan also proposes proper vacation of E. 95th Street and other existing streets within the development. Lot 1 has about 365 feet of frontage along E. Bannister Road and about 1,800 feet of frontage along Troost Avenue.</p> <p>This is the first plat within this Blue River Commerce Center development. This plat proposes one lot and one tract. Lot 1 is proposed to be about 25 acres and will house the building 1, a 241,000 square foot manufacturing, warehousing and distribution facility. Tract A which is the storm water detention facility is about 6 acres. The storm water detention facility will assure that the pre-development peak discharge rate and volume will not be exceeded after development of the site.</p> <p>Written by Lucas Kaspar, PE</p>
---	---

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:

Thomas Holloway

Date: March 3, 2021

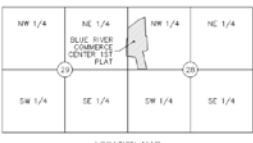
Reviewed by:

Lucas Kaspar, PE,

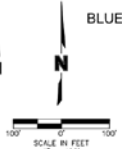
Land Development Division (LDD)

City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2020-00026



LOCATION MAP
Sec. 28 & 29, Twp. 48 N., Rpn. 33 W.
(N.T.S.)



**FINAL PLAT OF
BLUE RIVER COMMERCE CENTER 1ST PLAT**
NW 1/4, SEC. 28, T48N., R33W.
KANSAS CITY, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 48 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN JACKSON COUNTY, MISSOURI, MORE OR LESS AS DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROEDERBUSH, P.L.S., 202204092 BY FOLLOWING COMMENCEMENT AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 80°57'29" EAST, ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 433.97 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 03°06'31" EAST, 48.20 FEET TO A POINT ON THE EXTREME NORTHERLY RIGHT-OF-WAY LINE OF BANNESTER ROAD, AS NOW ESTABLISHED, ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED, THENCE NORTH 02°21'11" WEST, 498.00 FEET; THENCE NORTH 75°32'22" WEST, 380.00 FEET TO A POINT ON THE EXISTING EASTERN RIGHT-OF-WAY LINE OF TROOST AVENUE, AS NOW ESTABLISHED, THENCE NORTH 03°09'22" EAST, ALONG SAID EXISTING EASTERN RIGHT-OF-WAY LINE, 758.23 FEET; THENCE SOUTH 80°57'29" EAST, ALONG SAID EXISTING EASTERN RIGHT-OF-WAY LINE, 23.50 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, THENCE NORTH 02°15'31" EAST, ON THE WEST LINE OF THE SAID NORTHWEST QUARTER, 425.52 FEET; THENCE LEAVING SAID WEST LINE, NORTH 82°00'00" EAST, 505.91 FEET; THENCE NORTH 69°07'00" EAST, 298.12 FEET; THENCE SOUTH 00°00'00" EAST, 806.13 FEET; THENCE NORTH 90°00'00" EAST, 55.10 FEET; THENCE SOUTH 00°00'00" EAST, 505.91 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 44°40'29" WEST WITH A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 40°00'00" AND AN ARC DISTANCE OF 179.99 FEET; THENCE SOUTH 90°00'00" WEST, 44.71 FEET; THENCE SOUTH 10°07'33" EAST, 724.04 FEET TO A POINT ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, THENCE NORTH 80°57'29" WEST, ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 564.09 FEET TO THE POINT OF BEGINNING, CONTAINING 1,337,267 SQUARE FEET OR 30.79 ACRES, MORE OR LESS.

PLAT DEDICATION

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SAID PLAT SHALL HEREAFTER BE KNOWN AS:

BLUE RIVER COMMERCE CENTER 1ST PLAT

CITY PLAN COMMISSION

PUBLIC WORKS

APPROVED: _____

APPROVED: _____

CITY COUNCIL

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY RESOLUTION NO. _____ PASSED THIS _____ DAY OF _____, 2020.

QUINCY LUCAS

MARLENE SANDERS

IN WITNESS WHEREOF:

NORTHPOINT DEVELOPMENT, A MISSOURI CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2020.

NORTHPOINT DEVELOPMENT

A MISSOURI CORPORATION

NAME _____ TITLE _____

STATE OF _____ SS: _____

COUNTY OF _____ MO: _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME _____ TO ME PERSONALLY KNOWN, WHO SAID THAT HE WAS THE PRESIDENT OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED AS ABOVE SET FORTH AND THAT SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED AS ABOVE SET FORTH.

IN WITNESS WHEREOF:

I HAVE HEREIN SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

LEGEND	
	SURVEY MARKERS
	EASEMENT
	SECTION CORNER
	SET BACK MARKER
	BOUNDARY LINE
	EASEMENTS & SETBACKS
	ACCESS EASEMENT
	SANITARY SEWER EASEMENT
	STORM DRAINAGE EASEMENT
	WATER EASEMENT
	GENERAL
	RADIUS
	ARC DISTANCE
	CIRCLE & CENTRAL ANGLE
	CENTERLINE
	RIGHT OF WAY

DEVELOPER:
NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET SUITE 500
OVERLAND, MO 64130
816-888-7380

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	308721.869	842849.717
2	309602.073	843424.186
3	309651.251	843269.482
4	309672.789	843022.223
5	309897.432	843297.890
6	309894.907	843306.859
7	310028.745	843311.846
8	310129.086	843458.004
9	310160.888	843540.187
10	309915.188	843540.187
11	309915.188	843556.983
12	309742.803	843556.983
13	309722.240	843508.218
14	309722.240	843484.587
15	309485.987	843534.934



SURVEYORS NOTES

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. KCT-212681, WITH A COMMITMENT DATE OF MAY 13, 2020 AT 8:50 A.M.
2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "JA-121" WITH A GRID FACTOR OF 0.9999983. ALL COORDINATES SHOWN ARE IN METERS.

THIS PLAT AND SURVEY OF BLUE RIVER COMMERCE CENTER 1ST PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.
I HEREBY CERTIFY THAT THE PLAT OF BLUE RIVER COMMERCE CENTER 1ST PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366
JASON ROEDERBUSH, MO PLS 2002014092
JULY 17, 2020
#MOCLER2000035094.000

DATE OF SURVEY	
07/17/2020	10:00 AM

Drawn by	JBH
Checked by	JBH
Reviewed by	JBH
Approved by	JBH
Printed by	JBH

Olsson Land Surveying, 1301 Burlington Street, Suite 100, North Kansas City, Missouri 64116
Phone: 816.888.7380
Fax: 816.888.7380
www.olsson.com



SHEET
1 of 3