

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

210885

Ordinance Number

**Brief Title**

Approving the plat of Lot 2, I-49 Industrial Center, an addition in Kansas City, Jackson County, Missouri

<p><b>Specific Address</b> Approximately 71.86 acres generally located at the southeast corner of Botts Road and Missouri Highway 150, creating 1 lot 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 Platform Ventures LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 1 lot industrial development.)</p>	<p><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b>  <b>Council District(s)</b> 6(JA) Bough - McManus  <b>Other districts (school, etc.)</b> Grandview 130</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 2020 00074 – Ordinance No. 210652 passes by City Council on August 12, 2021, approved a Development Plan for the "I 49 Industrial Center" a logistics and warehousing facility on about 100.9 acres generally located at southeast corner of Botts Rd and M 150 Hwy.</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> Platform Ventures, LLC  <b>City Department</b> City Planning and Development  <b>Other</b></p>
	<p><b>Opponents</b></p>	<p><b>Groups or Individuals</b> None Known  <b>Basis of Opposition</b></p>
	<p><b>Staff Recommendation</b></p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <b>Reason Against:</b></p>
	<p><b>Board or Commission Recommendation</b></p>	<p><b>By: City Plan Commission</b> August 17, 2021  <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 project consists of public and private improvements for a single lot industrial development on previously undeveloped property. There is an existing stormwater detention facility constructed by an earlier plat. The storm water facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. This development will increase the tax base for the developed lot.</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:** September 23, 2021

**Reviewed by:**  
Lucas Kaspar, PE,  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:** CLD-FnPlat-2021-00025

