

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

Ordinance Number

**Brief Title**

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

<p><b>Specific Address</b> Approximately 38.8 acres generally located at 3301 E. 147th Street, creating (2) lots and (1) tract.</p>	<p><b>Sponsor</b> 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, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct an industrial complex.)</p>	<p><b>Programs, Departments, or Groups Affected</b> <b>City-Wide</b> <b>Council District(s)</b> 6(JA) McManus - Bough <b>Other districts (school, etc.)</b> Grandview C-4</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.  <b>Case No. CD-CPC-2020-00122</b> approved by Ordinance No. 200816 on October 1, 2020 allowed for the development plan which also served as a preliminary plat for "Project Rhino". The proposed request is in substantial conformance to the controlling plan.</p>	<p><b>Applicants / Proponents</b> <b>Applicant(s)</b> Platform Ventures <b>City Department</b> City Planning and Development <b>Other</b></p>
	<p><b>Opponents</b> <b>Groups or Individuals</b> None Known <b>Basis of Opposition</b></p>
	<p><b>Staff Recommendation</b> <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <b>Reason Against:</b></p>
	<p><b>Board or Commission Recommendation</b> <b>By: City Plan Commission</b>  November 17, 2020  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p><b>Council Committee Actions</b>  <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 private improvements for an industrial development on a previously developed 36.8 acre site. The site is currently a large surface asphalt lot formerly part of the Richards-Gebaur airfield and now operated as part of the I-49 Industrial Facility (formerly the CenterPoint Intermodal Facility). The I-49 Industrial Center 1<sup>st</sup> Plat creates two lots associated with “Project Rhino” a 297,600 sq ft warehouse and distribution facility. The peak rate of storm water discharge and total runoff volume discharging to the public storm sewers will be maintained after re-development. The improvements will improve the overall aesthetics of the site and increase the tax base for the City.</p> <p>Written by Lucas Kaspar, PE</p>
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**Project Start Date**

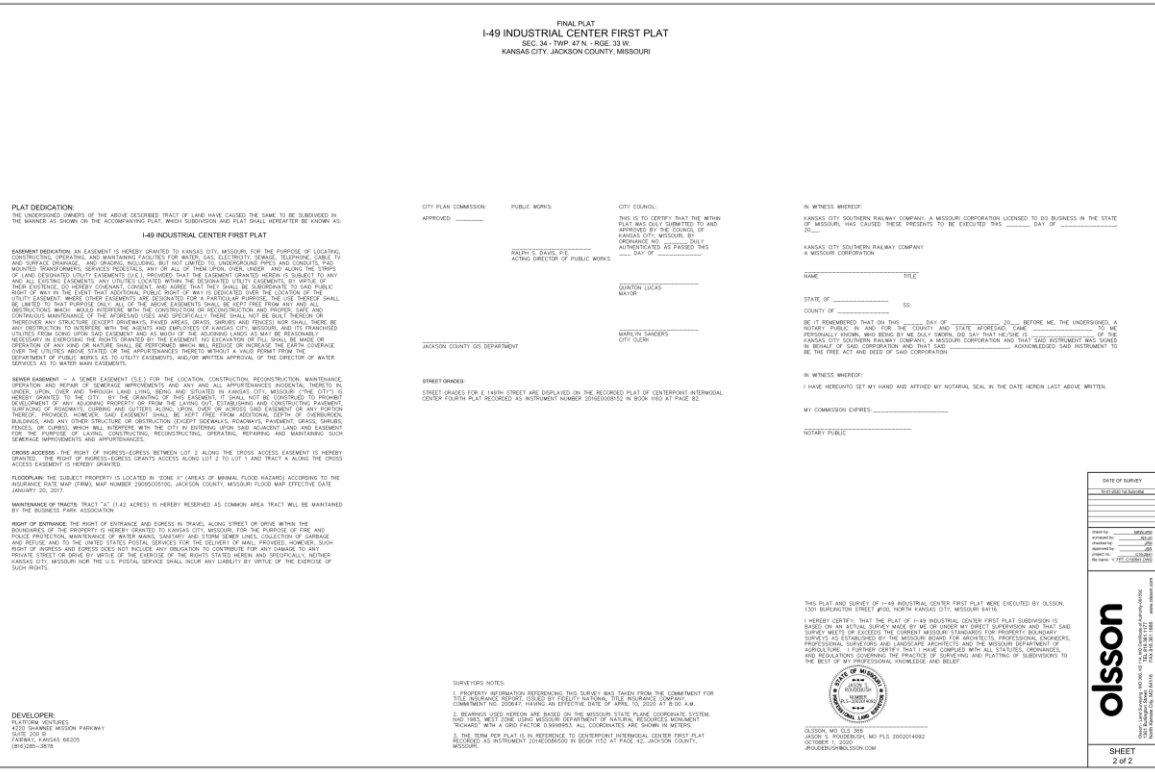
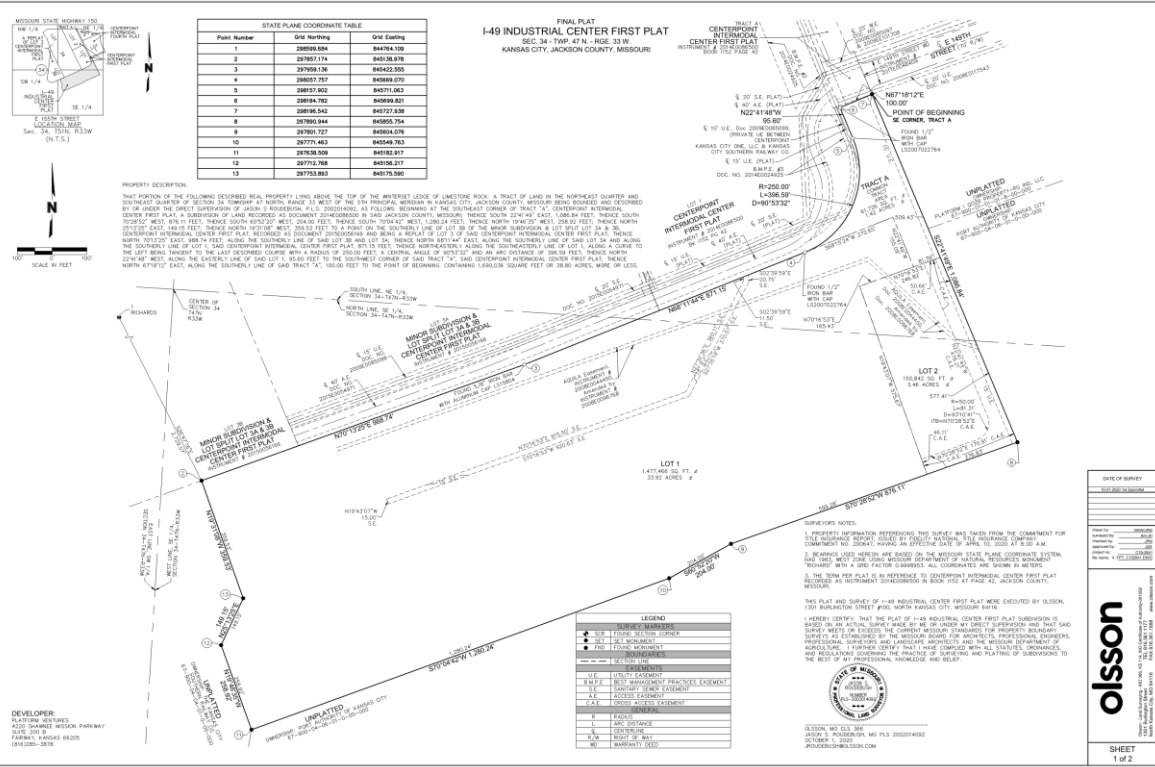
**Projected Completion or Occupancy Date**

**Fact Sheet Prepared by:**  
Thomas Holloway

**Date:** December 7, 2020

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

**Reference or Case Numbers:** CLD-FnPlat-2020-00036



DATE OF SURVEY: \_\_\_\_\_

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SHEET 1 of 2

DATE OF SURVEY: \_\_\_\_\_

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SHEET 2 of 2