

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

150345

Ordinance Number

### Brief Title

Approving the plat of Kansas City Power and Light Southeast Campus, an addition in Kansas City, Jackson County, Missouri

<p><b>Specific Address</b> Approximately 84.01 acres generally located at the northwest corner of I-470 and Raytown Road, creating one commercial lot.</p>	<p><b>Sponsor</b> City Development</p>	
<p><b>Reason for Project</b> This final plat application was initiated by Kansas City Power &amp; Light Company, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a pole barn to be used for the hangman rodeo training center for utility pole workers.)</p>	<p><b>Programs, Departments, or Groups Affected</b> City-Wide Council District(s) 5 (JA) Other districts (school, etc.) Hickman Mills</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>Case No. 657-S-3</b> - Resolution No. 140786 adopted by City Council on October 2, 2014 amended the Hickman Mills Area Plan by changing the recommended land use on about 22 acres, generally located at the northwest corner of Raytown Road and Interstate 470, from Light Industrial to Mixed Use Community.</p> <p><b>Case No. 8589-P-8</b> - Ordinance No. 140806 passed by Council on October 2, 2014 amended a previously approved preliminary development plan rezoned about 84 acres generally located at the northwest corner of Raytown Road and Interstate 470, from District B3-2, (formerly District CP-3 (Regional Planned Business Centers)) and District M2-2, (formerly District M-P (Planned Industrial District)) to District B3-5 (Community Business dash 5).</p> <p><b>SD1415, Final Plat, Kansas City Power and Light Southeast Campus</b> – On December 15, 2009, the City Plan Commission approved a final plat in Districts B 3-2 (Community Business - dash 2), M2-2 (Manufacturing 2 – dash 2) and R-80 (Residential – dash 80), on about 84.65 acres, generally located at the northwest corner of I-470 and Raytown Road creating one commercial lot. (There was no Council action on this plat.)</p>	<p><b>Applicants / Proponents</b> Applicant(s) Kansas City Power &amp; Light Company City Department City Planning and Development Other</p>	
	<p><b>Opponents</b> Groups or Individuals None Known Basis of Opposition</p>	
	<p><b>Staff Recommendation</b> <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>	
	<p><b>Board or Commission Recommendation</b> By: City Plan Commission April 21, 2015 <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input 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 public and private improvements for a commercial development. Stream setbacks will be maintained to the limits of the riparian corridor which will preserve the native vegetation and natural waterways. Surface runoff will be conveyed in private enclosed storm sewer system. The increase in stormwater run-off volume and water quality will be mitigated and achieved by installation of various types of BMP's. A stormwater detention facility will assure that the pre-development peak discharge rate will not be exceeded after development of the site. Property owners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing appreciation of their properties.</p> <p>Written by Brett A. Cox, PE</p>
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**Project Start Date**

**Projected Completion or Occupancy Date**

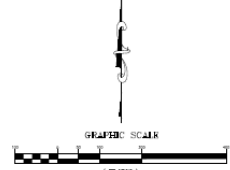
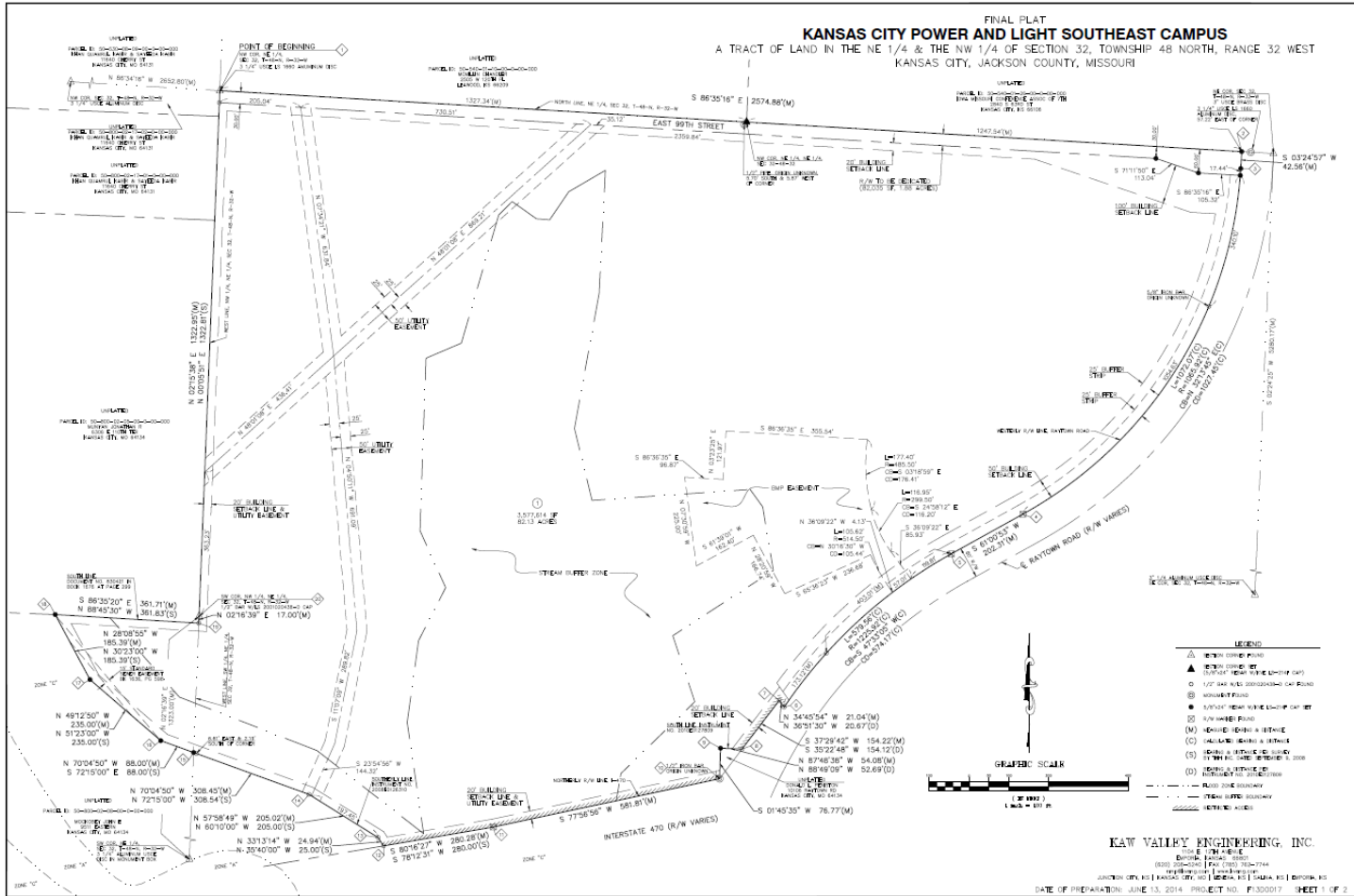
**Fact Sheet Prepared by:**  
Pam Powell

**Date:**  
May 1, 2015

**Reviewed by:**  
Brett A. Cox, PE, Senior Registered Engineer  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:**

**FINAL PLAT**  
**KANSAS CITY POWER AND LIGHT SOUTHEAST CAMPUS**  
 A TRACT OF LAND IN THE NE 1/4 & THE NW 1/4 OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 32 WEST  
 KANSAS CITY, JACKSON COUNTY, MISSOURI



- | LEGEND |                    |
|--------|--------------------|
|        | SURVEY POINT       |
|        | EASEMENT           |
|        | RIGHT-OF-WAY       |
|        | ROAD               |
|        | BUILDING           |
|        | UTILITY            |
|        | STREAM BUFFER ZONE |
|        | BOUNDARY           |
|        | EASEMENT           |

**KAW VALLEY ENGINEERING, INC.**  
 1000 N. GARDNER  
 SUITE 1000  
 ANTONIO, MISSOURI 64404  
 DATE OF PREPARATION: JUNE 13, 2014 PROJECT NO. F300017 SHEET 1 OF 2

KAW VALLEY ENGINEERING, INC. IS AFFILIATED TO OTHER SURVEYING FIRMS IN MISSOURI STATE LICENSE # 000014 EXPIRES 12/31/15

