CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2025-00012

East Campus Phase 02

August 20, 2025

Docket # C7

Request
Final Plat

Applicant
Jeffrey Means
Olsson

Owner
C & G Consulting

Site Information

Location	14601 Botts Rd Unit:# 230
Area	86 Acres
Zoning	MPD
Council District	6th
County	Jackson
School District	Grandview 130

Surrounding Land Uses
North: Future phase, Zoned MPD.
South: Future phase, Zoned MPD.
East: Future phase, Zoned MPD.
West: NNSA West Campus, Zoned UR

Land Use Plan
The Martin City/Richards-Gebaur Area Plan recommends Industrial Land Use for this location. The proposed Final Plat aligns with this designation.

Major Street Plan
Botts Road is identified as a Thoroughfare with 4 lanes in this location on the Major Street Plan.

Approval Process

Overview
The applicant seeks to gain approval of a Final Plat in District MPD creating one (1) lot and three (3) tracts on about 86 acres generally located at the northeast corner of 150 Hwy and Botts Road.

Existing Conditions
The subject site is currently undeveloped. It is east of the existing NNSA/Honeywell Campus. Land to the north, south, and east of the proposed final plat are future phases of the controlling plan. There is an associated regulated stream within the subject site.

Neighborhood(s)
This site is not located within a registered neighborhood or homes association.

Required Public Engagement
Section 88-505-12, Public Engagement does not apply to this request.

Controlling Case
Case No. CD-CPC-2023-00150 – Ordinance No. 231041 passed by City Council on December 14, 2023, allowed for about 2.5 million square feet of office, administrative, commercial, manufacturing, including a substation on seven (7) lots and four (4) tracts in two (2) phases.

Project Timeline
The application for the subject request was filed on May 5, 2025. No scheduling deviations have occurred.

Professional Staff Recommendation
Docket #C7 Approval Subject to Conditions

VICINITY MAP

RELATED CASES

CD-ROW-2025-00010 - A request to approve a vacation of Colorado Avenue and the Plat of Hawthorne Park in District MPD (Master Planned Development) on about 13 acres generally located at Colorado Avenue north of Highway 150. This case is currently pending utility comment sheets prior to docketing for CPC hearing.

Case No. CLD-FnPlat-2024-00001 – Ordinance No. 240206 passed by City Council on February 29, 2024, approved a final plat in District MPD on about 35 acres generally located at the northeast corner of Botts Road and Highway 150, allowing for the creation of one (1) lot and four (4) tracts.

Case No. CD-CPC-2024-00151– East Campus Bldg. 201 MPD Final Plan - A request to approve an MPD Final Plan in District MPD (Master Planned Development) to allow for 155,000 square foot office building as part of phase 1, generally located at the northeast corner of 150 Hwy and Botts Road.

Case No. CD-CPC-2021-00109 – Ordinance No. 220378 approved a development plan which also served as a preliminary plat in Districts M2-2 and M3-5 to allow for 2.5 million square foot of office, commercial and warehouse development on 12 lots and two (2) tracts, on about 256 acres, generally located at the northeast corner of MO Route 150 and Botts Road.

Case No. 14309-P - On July 3, 2012, the City Plan Commission approved a major site plan in District M3-5 (manufacturing 3-5) to allow for an asphalt plant on about 16.5 acres generally located at the northwest quadrant of Missouri Highway 150 and Colorado Avenue.

PLAT REVIEW

The request is to consider approval of a Final Plat in District MPD on about 86 acres generally located at the northeast corner of 150 Hwy and Botts Road. This use was approved by Case No. CD-CPC-2023-00150 which served as the Preliminary Plat. The Preliminary Plat proposed for about 2.5 million square foot of office, administrative, commercial, and manufacturing, including a substation on seven (7) lots and four (4) tracts in two (2) phases. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of the controlling MPD plan.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards.

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-280)	Yes	The proposed Final Plat meets the lot standards placed by the controlling MPD Plan.

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

In reviewing and making decisions on zoning and development code text amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factor:

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The requested Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL SUBJECT TO CONDITIONS as stated in the conditions report.

Respectfully Submitted,

Olofu Agbaji
Planner

Plan Conditions

Report Date: August 14, 2025

Case Number: CLD-FnPlat-2025-00012

Project: East Campus Office & Manufacturing Master Plan

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.

2. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2025-00012.

3. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

4. That the vacation of Colorado Avenue be completed and the ordinance number and the book and page number be placed on the plat drawing prior to Mylar approval.

5. That the plat be revised to show the following prior to Mylar approval:
   a) That the plat be revised to include the ordinance number that vacates Colorado Avenue prior to Mylar approval.
   b) Submit a review comment response letter that explains how each review corrections have been addressed and either note that you agree to each comment or state why you cannot meet the requirements of the comment.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

6. Controlling plan conditions shall apply.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

7. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

8. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

9. The developer must petition for the vacation of Colordo Ave as shown on the development plan and if applicable relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.

10. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

11. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

12. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.

13. The developer must submit plans for grading, siltation, and erosion control to Land Development Division for review, acceptance, and permitting for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

14. The developer must secure a Site Disturbance permit from the Land Development Division prior to beginning any construction, grading, clearing, or grubbing activities, if the disturbed area equals one acre or more during the life of the construction activity.

15. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.

16. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.

17. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.

18. The developer shall provide private storm water and private sanitary sewer easements for any private sewer mains prior to the issuance of any building permits.

19. The developer shall provide Covenants to Maintain Private Storm and Sanitary Sewer Mains acceptable to KC Water for any private sewer mains prior to the issuance of any building permits.

20. The developer shall provide a Covenant to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any building permits.

21. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.

22. The developer must grant exclusive easements as required by the Water Services Department.

23. The developer must grant on City approved forms, BMP Easements to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any building permits or bmp permits, whichever occurs first.

24. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat. (FOR STREAM BUFFER SITES)

FINAL PLAT OF

EAST CAMPUS PHASE 02/03

S 1/2, SEC 26 - T47N. - R33W.

KANSAS CITY, JACKSON COUNTY, MISSOURI

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 AND PLAT SHALL HEREAFTER BE KNOWN AS:

EAST CAMPUS PHASE 02/03

FLOODPLAIN:

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING) AND ZONE "AE" (1% ANNUAL CHANCE FLOOD) ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0510G, JACKSON COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

SURVEYORS NOTES:

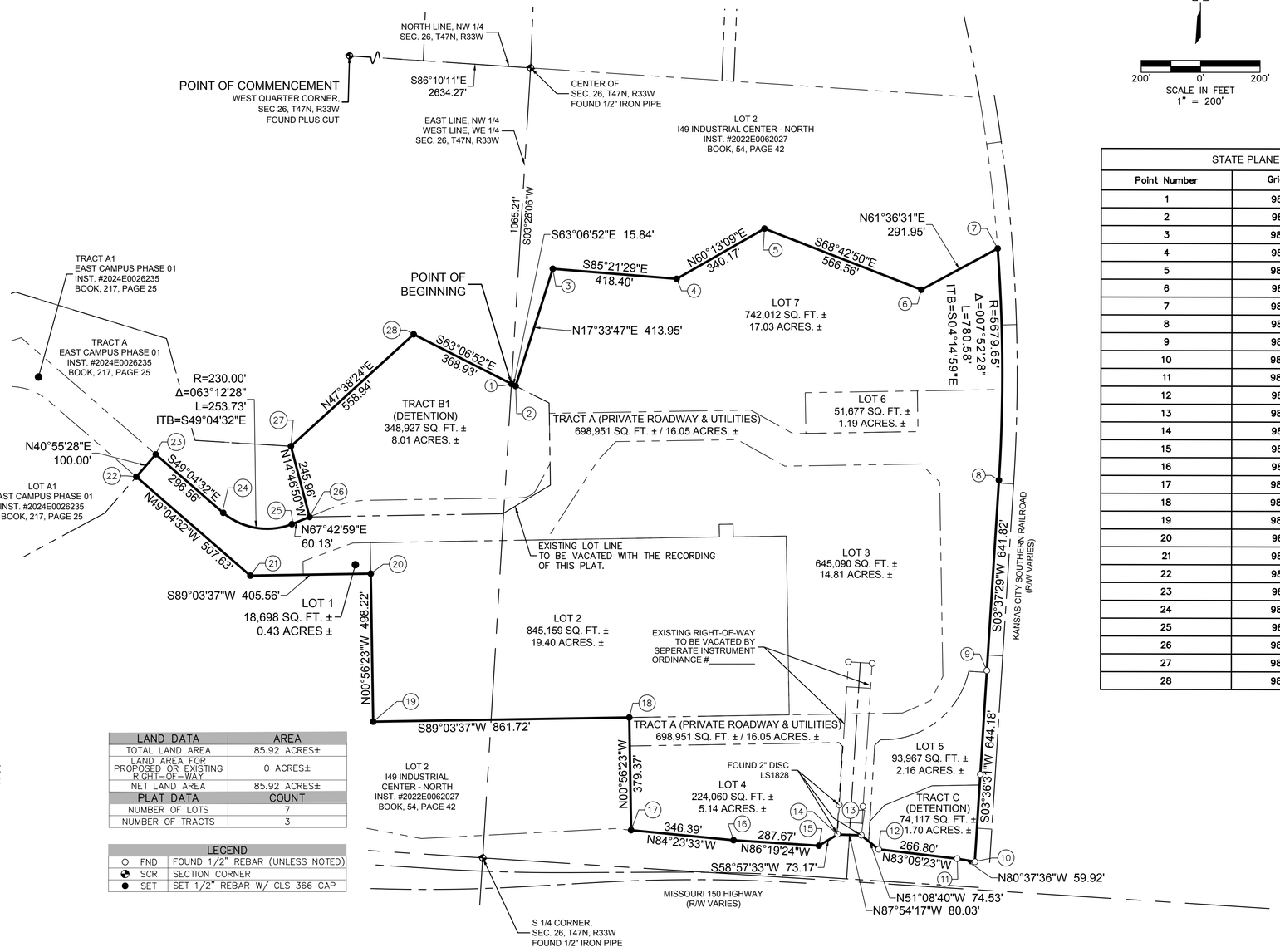
1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY. FILE NO. KCC251143, EFFECTIVE APRIL 29, 2025 AT 8:00 A.M..

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE.

PROPERTY DESCRIPTION:

PART OF LOT 2, I49 INDUSTRIAL CENTER – NORTH, A SUBDIVISION OF LAND IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 26, TOWNSHIP 47 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI RECORDED AS INSTRUMENT NUMBER 2022E0062027 IN BOOK 54 AT PAGE 42 IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE ALSO BEING PART OF TRACT B, EAST CAMPUS PHASE 01 A SUBDIVISION OF LAND IN SAID JACKSON COUNTY RECORDED AS INSTRUMENT NUMBER 2024E0026235 IN BOOK 217 AT PAGE 25 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS, P.L.S. 2000147866, UNDER THE AUTHORITY OF OLSSON C.L.S. 366, AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE SOUTH 86°10'11" EAST ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, 2,634.27 FEET; THENCE SOUTH 03°28'06" WEST ON THE EAST LINE OF SAID SOUTHWEST QUARTER ALSO BEING THE WEST LINE OF SAID SOUTHEAST QUARTER, 1,065.21 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT B ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE LEAVING SAID EAST AND WEST LINES SOUTH 63°06'52" EAST ON SAID NORTHERLY LINE, 15.84 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 2; THENCE ON SAID NORTHERLY LINE FOR THE FOLLOWING FIVE CALLS: NORTH 17°33'47" EAST, 413.95 FEET; THENCE SOUTH 85°21'29" EAST, 418.40 FEET; THENCE NORTH 60°13'09" EAST, 340.17 FEET; THENCE SOUTH 68°42'50" EAST, 566.56 FEET; THENCE NORTH 61°36'31" EAST, 291.95 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2 ALSO BEING A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE AS ESTABLISHED BY INSTRUMENT NUMBER 142988 IN BOOK 409 AT PAGE 37 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTHERLY ON SAID EASTERLY LINE AND SAID EXISTING WESTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 04°14'59" EAST WITH A RADIUS OF 5,679.65 FEET, A CENTRAL ANGLE OF 07°52'28" AND AN ARC DISTANCE OF 780.58 FEET; THENCE SOUTH 03°37'29" WEST ON SAID EASTERLY LINE AND SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 641.82 FEET; THENCE SOUTH 03°36'31" WEST ON SAID EASTERLY LINE AS WELL AS ITS SOUTHERLY EXTENSION AND SAID EXISTING WESTERLY RIGHT-OF-WAY LINE OF MISSOURI 150 HIGHWAY AS NOW ESTABLISHED; THENCE LEAVING SAID SOUTHERLY EXTENSION AND SAID EXISTING WESTERLY RIGHT-OF-WAY LINE NORTH 80°37'36" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 59.92 FEET; THENCE NORTH 83°09'23" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 266.80 FEET; THENCE NORTH 51°08'40" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 74.53 FEET; THENCE LEAVING SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE NORTH 87°54'17" WEST TO A POINT ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE ALSO BEING A POINT ON THE SOUTHERLY LINE OF SAID LOT 2, 80.03 FEET; THENCE SOUTH 58°57'33" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE AND SAID SOUTHERLY LINE, 73.17 FEET; THENCE NORTH 86°19'24" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE AND SAID SOUTHERLY LINE, 287.67 FEET; THENCE NORTH 84°23'33" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE AND SAID SOUTHERLY LINE, 346.39 FEET; THENCE LEAVING SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE AND SAID SOUTHERLY LINE NORTH 00°56'23" WEST, 379.37 FEET; THENCE SOUTH 89°03'37" WEST, 861.72 FEET; THENCE NORTH 00°56'23" WEST, 498.22 FEET; THENCE SOUTH 89°03'37" WEST, 405.56 FEET; THENCE NORTH 49°04'32" WEST, 507.63 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID EAST CAMPUS PHASE 01; THENCE NORTH 40°55'28" EAST ON SAID SOUTHERLY LINE, 100.00 FEET; THENCE SOUTH 49°04'32" EAST ON SAID SOUTHERLY LINE, 296.56 FEET; THENCE EASTERLY ON SAID SOUTHERLY LINE ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 63°12'28" AND AN ARC DISTANCE OF 253.73 FEET; THENCE NORTH 67°42'59" EAST ON SAID SOUTHERLY LINE, 60.13 FEET TO A POINT ON SAID NORTHERLY LINE OF SAID TRACT B; THENCE NORTH 14°46'50" WEST ON SAID NORTHERLY LINE, 245.96 FEET; THENCE NORTH 47°38'24" EAST ON SAID NORTHERLY LINE, 558.94 FEET; THENCE SOUTH 63°06'52" EAST ON SAID NORTHERLY LINE, 368.93 FEET TO THE POINT OF BEGINNING. CONTAINING 3,742,637 SQUARE FEET OR 85.92 ACRES, MORE OR LESS.



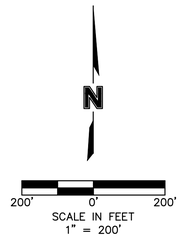
LAND DATA	AREA
TOTAL LAND AREA	85.92 ACRES±
LAND AREA FOR PROPOSED OR EXISTING RIGHT-OF-WAY	0 ACRES±
NET LAND AREA	85.92 ACRES±
PLAT DATA	**COUNT**
NUMBER OF LOTS	7
NUMBER OF TRACTS	3

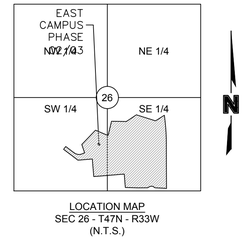
LEGEND		
○	FND	FOUND 1/2" REBAR (UNLESS NOTED)
◔	SCR	SECTION CORNER
●	SET	SET 1/2" REBAR W/ CLS 366 CAP

PLAT DEDICATION: EAST CAMPUS PHASE 02/03	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: N/A	
RECORD AS: PLAT	

DEVELOPER:

PROMONTORY 150 LLC
4453 MAIN ST STE 920
KANSAS CITY, MO 64111





LOCATION MAP
SEC 26 - T47N - R33W
(N.T.S.)

STATE PLANE COORDINATE TABLE		
Point Number	**Grid Northing**	**Grid Easting**
1	981678.233	2778214.108
2	981671.070	2778228.235
3	982065.697	2778353.137
4	982031.839	2778770.138
5	982200.785	2779065.361
6	981995.123	2779593.238
7	982133.934	2779850.055
8	981354.029	2779854.309
9	980713.533	2779813.734
10	980070.672	2779773.191
11	980080.430	2779714.074
12	980112.220	2779449.190
13	980158.975	2779391.155
14	980161.900	2779311.185
15	980124.173	2779248.498
16	980142.619	2778961.441
17	980176.464	2778616.726
18	980555.759	2778610.505
19	980541.628	2777748.946
20	981039.751	2777740.776
21	981033.100	2777335.298
22	981365.612	2776951.765
23	981441.166	2777017.267
24	981246.909	2777241.330
25	981207.871	2777479.194
26	981230.669	2777534.827
27	981468.477	2777472.081
28	981845.059	2777885.070

THIS PLAT AND SURVEY OF EAST CAMPUS PHASE 02/03 WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF EAST CAMPUS PHASE 02/03 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.

STATE OF MISSOURI
JEFFREY P. MEANS
NUMBER PLS-2000147866
PROFESSIONAL LAND SURVEYOR

_____
OLSSON, MO CLS 366
JEFFREY P. MEANS, MO PLS 2000147866
JULY 21, 2025
JMEANS@OLSSON.COM

DATE OF SURVEY

2025-05-06 - 1ST SUBMITTAL
2025-07-21 - 2ND SUBMITTAL

drawn by: JRH
surveyed by: AA-KH
checked by: JPM
approved by: JPM
project no.: J22-06947
file name: V_FPT_J22-06947.DWG

olsson
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street North Kansas City, MO 64116
www.olsson.com
TEL 816.361.1177 FAX 816.361.1888

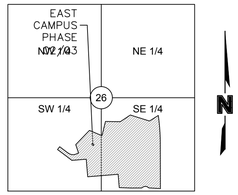
SHEET 1 of 4

DWG: F:\2022\06501-07000\022-06947-J\40-Design\Survey\SRVY\Sheets\Final Plat\V_FPT_J22-06947.dwg
DATE: Jul 21, 2025 1:12PM
USER: jholdcroft

FINAL PLAT OF
EAST CAMPUS PHASE 02/03
S 1/2, SEC 26 - T47N. - R33W.
KANSAS CITY, JACKSON COUNTY, MISSOURI

N

60' 0' 60'
SCALE IN FEET
1" = 60'



LOCATION MAP
SEC 26 - T47N - R33W
(N.T.S.)

SHEET 2
SHEET 3

EXISTING TRACT A1 EAST CAMPUS PHASE 01 INST. # 2024E0026235, BOOK 217, PAGE 25

STREAM BUFFER EASEMENT INST. #2024E0004427

100.00' N40°55'28"E 100.00'

296.56' S49°04'32"E 296.56'

507.63' S49°04'32"E 507.63'

EXISTING LOT 2 MINOR SUBDIVISION LOT SPLIT OF I-49 INDUSTRIAL CENTER NORTH INST. #2022E0062027, BOOK 54, PAGE 42

R=230.00' L=253.73' D=63°12'28" ITB=S49°04'32"E 253.73'

60.13' N67°42'59"E 60.13'

85.84' S67°42'59"W

245.96' N14°46'50"W 245.96'

R=312.00' L=116.23' D=21°20'38" ITB=S89°03'37"W

520.82' S89°03'37"W

EXISTING LOT LINE TO BE VACATED UPON RECORDING OF THIS PLAT.

58.55' S89°03'37"W

178.68' S69°49'55"W

S00°56'23"E 45.27'

178.29' S89°03'37"W 405.56'

S00°56'23"E 104.11'

N00°56'23"W 498.22'

861.72' S89°03'37"W 861.72'

LOT 1
18,698 SQ. FT. ±
0.43 ACRES ±

LOT 2
845,159 SQ. FT. ±
19.40 ACRES ±

FLOOD ZONE BASE FLOOD ELEVATION LINE (BFE) ELEV=966.00

FLOOD ZONE BASE FLOOD ELEVATION LINE (BFE) ELEV=962.00

FLOOD ZONE CROSS SECTION M ELEV=962.44

FLOOD ZONE BASE FLOOD ELEVATION LINE (BFE) ELEV=965.00

FLOOD ZONE BASE FLOOD ELEVATION LINE (BFE) ELEV=962.00

368.93' S63°06'52"E 368.93'

558.94' N41°38'24"E 558.94'

APROX LIMITS OF FLOODWAY AREAS IN ZONE AE REGULATORY FLOODWAY

APPROX LIMITS OF FLOODPLAIN ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO 1% ANNUAL CHANCE FLOOD, (100 YEAR FLOOD)

APPROX LIMITS OF FLOODPLAIN ZONE X (AREAS SUBJECT TO 0.2% ANNUAL CHANCE FLOOD, 500 YEAR FLOOD)

APPROX LIMITS OF FLOODWAY AREAS IN ZONE AE REGULATORY FLOODWAY

126.08' N63°06'52"W

N00°56'23"W 34.81'

S63°06'52"E 15.84'

S89°03'37"W 677.45'

TRACT A
(PRIVATE ROADWAY AND UTILITIES)
698,926 SQ. FT. ±
16.05 ACRES ±

N89°03'37"E 408.21'

S00°56'23"E 169.11'

STREAM BUFFER EASEMENT INST. #2024E0004427

APPROX LIMITS OF FLOODPLAIN ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO 1% ANNUAL CHANCE FLOOD, 100 YEAR FLOOD)

APPROX LIMITS OF FLOODPLAIN ZONE X (AREAS SUBJECT TO 0.2% ANNUAL CHANCE FLOOD, 500 YEAR FLOOD)

TRACT B1
(DETENTION)
348,927 SQ. FT. ±
8.01 ACRES ±

EXISTING TRACT B EAST CAMPUS PHASE 01 INST. # 2024E0026235, BOOK 217, PAGE 25

WEST LINE, SE 1/4 SECTION 26-T52N-R33W
EAST LINE, SW 1/4 SECTION 26-T52N-R33W
N03°28'06"E 2663.50'

R=60.00' L=64.88' D=61°71'11" ITB=S27°46'26"W

93.96' S27°46'26"W

N44°03'37"E 86.75'

N32°46'37"E 318.91'

LOT 3
645,090 SQ. FT. ±
14.81 ACRES ±

S00°56'23"E 42.50'

S89°03'37"W 581.56'

N89°03'37"E 593.48'

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY. FILE NO. KCC251143, EFFECTIVE APRIL 29, 2025 AT 8:00 A.M..

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE.

THIS PLAT AND SURVEY OF EAST CAMPUS PHASE 02/03 WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF EAST CAMPUS PHASE 02/03 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.

STATE OF MISSOURI
JEFFREY P. MEANS
NUMBER PLS-2000147866
PROFESSIONAL LAND SURVEYOR

OLSSON, MO CLS 366
JEFFREY P. MEANS, MO PLS 2000147866
JULY 21, 2025
JMEANS@OLSSON.COM

DATE OF SURVEY
2025-05-06 - 1ST SUBMITTAL
2025-07-21 - 2ND SUBMITTAL

drawn by:	JRH
surveyed by:	AA-KH
checked by:	JPM
approved by:	JPM
project no.:	J22-06947
file name:	V_FPT_J22-06947.DWG

olsson
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com

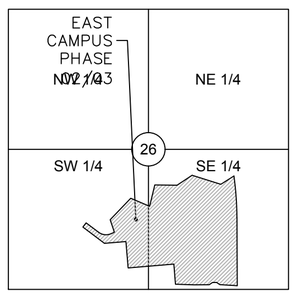
DWG: C:\Temp\AcPublish_24124\V_FPT_J22-06947.dwg USER: jholdcroft
DATE: Jul 21, 2025 1:12pm XREFS: V_XPLAT-06947

FINAL PLAT OF
EAST CAMPUS PHASE 02/03

S 1/2, SEC 26 - T47N. - R33W.
KANSAS CITY, JACKSON COUNTY, MISSOURI

N

60' 0' 60'
SCALE IN FEET
1" = 60'



LOCATION MAP
SEC 26 - T47N - R33W
(N.T.S.)

SHEET 2
SHEET 3

SHEET 4
SHEET 3

S89°03'37"W 677.45'

TRACT A
(PRIVATE ROADWAY AND UTILITIES)
698,926 SQ. FT. ±
16.05 ACRES ±

163.53'
N60°56'23"W

S89°03'37"W
43.19'

136.92'
S00°56'23"E
136.92'

377.42'

663.10'
S89°03'37"W

285.68'

LOT 6
51,677 SQ. FT. ±
1.19 ACRES ±

S00°56'23"E
136.92'

377.42'
S89°03'37"W

N89°03'37"E 408.21'

S60°56'23"E
183.53'

N89°03'37"E
457.73'

S45°56'23"E
87.92'

WEST R/W LINE
KC SOUTHERN
INST. #142988
BK. 409, PG. 37

D=7°52'28"
L=780.58'
ITB=S41°47'59"E

R=5,679.65'

APPROX LIMITS OF
FLOODPLAIN ZONE X
(AREAS SUBJECT TO 0.2%
ANNUAL CHANCE FLOOD,
500 YEAR FLOOD)

305.64'

50'

S89°03'37"W
46.63'

N00°56'23"W
43.00'

S00°56'23"E
42.50'

178.33'
S89°03'37"W

S89°03'37"W 581.56'

LOT 3
645,090 SQ. FT. ±
14.81 ACRES ±

ACCESS EASEMENT
INST. #_____
BK. _____, PG. _____

℄ 15' S.E.,
INST. #K-302035,Bk.
K-694, Pg. 1403

601.83'
N00°56'23"W

S00°56'23"E 653.51'

641.82'
S03°37'29"W
641.82'

WEST R/W LINE
KC SOUTHERN
INST. #142988
BK. 409, PG. 37

5' U.E.,
INST. #1976K0311458

50'

5' U.E.,
INST. #1976K0311458

6.02'

S86°23'29"E
60.91'

50' B.L.
INST. #1976K0311458

40' 40'

10' E.E.,
INST. #K-372454, Bk.
K-858, Pg. 1753

91.36'
S26°06'31"W

104.59'
S66°33'37"W

50' B.L.
INST. #1976K0311458

538.28'

380.88'

N89°03'37"E 919.15'

10' U.E. & B.L.
INST. #1976K0311458

R=293.00'
L=392.50'
D=76°45'08"
ITB=N89°03'37"E

379.69'

KANSAS CITY SOUTHERN
RAILROAD (R/W VARIES)

SHEET 2
SHEET 3

TRACT A
(PRIVATE ROADWAY AND UTILITIES)
698,926 SQ. FT. ±
16.05 ACRES ±

EXISTING RIGHT-OF-WAY
TO BE VACATED BY SEPERATE DOCUMENT
ORDINANCE #_____

96.00'

N89°03'37"E
704.10'

S43°39'56"E
17.21'

℄ COLORADO AVE
80' R/W

N89°03'37"E
15.62'

N46°20'04"E
26.47'

LOT 5
93,967 SQ. FT. ±
2.16 ACRES ±

10'X10' E.E.,
INST. #K-372454,
BK. K-858, PG. 1753

10'X10' E.E.,
INST. #K-378838,
BK. K-871, PG. 1808

5' U.E.,
INST. #1976K0311458

LOT 4
224,060 SQ. FT. ±
5.14 ACRES ±

283.37'
N00°56'23"W
379.37'

298.82'
S03°36'31"W

N03°36'31"E
256.37'

WEST R/W LINE
KC SOUTHERN
INST. #142988
BK. 409, PG. 37

S03°36'31"W
644.18'

N89°03'37"E
160.33'

HWY 150 R/W
Doc. 1999K0073311,
Doc. 2000K0001387,
Doc. 2011E0002515,
(Lack of Direct Access)

15' Evergy
E.E., INST.
#2022E0063982

LOT 1
HAWTHORNE PARK

N67°38'21"E
173.02'

U.E., INST. #2011E0002515
Tract 15

15' Evergy E.E.
INST. #2022E0063982

B.L.
INST. #1976K0311458

N42°27'05"E
72.64'

TRACT C
(DETENTION)
74,117 SQ. FT. ±
1.70 ACRES ±

40' 40'

N03°36'31"E
67.64'

B.L.
INST. #1976K0311458

℄ 15' D.E.,
INST. #1976K0311458

U.E.
INST. #2011E0002515,
Tract 16

N80°37'36"W
59.92'

346.39'
N84°23'33"W
346.39'

287.67'
N86°19'24"W
287.67'

70.76'
S58°57'33"W
73.17'

N51°08'40"W
74.53'

42.67'

N87°54'17"W
80.03'

266.80'
N83°09'23"W
266.80'

HWY 150 R/W
Doc. 1999K0055975,
Doc. 2011E0002515,
(Lack of Direct Access)

MO. STATE HIGHWAY
NO. 150 (R/W VARIES)

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY. FILE NO. KCC251143, EFFECTIVE APRIL 29, 2025 AT 8:00 A.M..

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE.

LEGEND	
B.L.	BUILDING SETBACK
E.E.	POWER EASEMENT
S.E.	SANITARY SEWER EASEMENT
D.E.	STORM DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT

THIS PLAT AND SURVEY OF EAST CAMPUS PHASE 02/03 WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF EAST CAMPUS PHASE 02/03 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.

STATE OF MISSOURI
JEFFREY P. MEANS
NUMBER PLS-2000147866
PROFESSIONAL LAND SURVEYOR

_____

OLSSON, MO CLS 366
JEFFREY P. MEANS, MO PLS 2000147866
JULY 21, 2025
JMEANS@OLSSON.COM

DATE OF SURVEY
2025-05-06 - 1ST SUBMITTAL
2025-07-21 - 2ND SUBMITTAL

drawn by:	JRH
surveyed by:	AA-KH
checked by:	JPM
approved by:	JPM
project no.:	J22-06947
file name:	V_FPT_J22-06947.DWG

olsson
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North Kansas City, MO 64116 FAX 816.361.1888

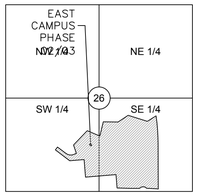
SHEET
3 of 4

DWG: C:\Temp\AcPublish_24124\V_FPT_J22-06947.dwg USER: jholdcroft
DATE: Jul 21, 2025 1:12pm XREFS: V_XPLAT-06947

FINAL PLAT OF

EAST CAMPUS PHASE 02/03

S 1/2, SEC 26 - T47N. - R33W.
KANSAS CITY, JACKSON COUNTY, MISSOURI



LOCATION MAP
SEC 26 - T47N - R33W
(N.T.S.)

CITY PLAN COMMISSION:

APPROVED: _____
CASE NO.: CLD-FNPLAT-2025-00012

JACKSON COUNTY GIS:

_____

CITY COUNCIL:

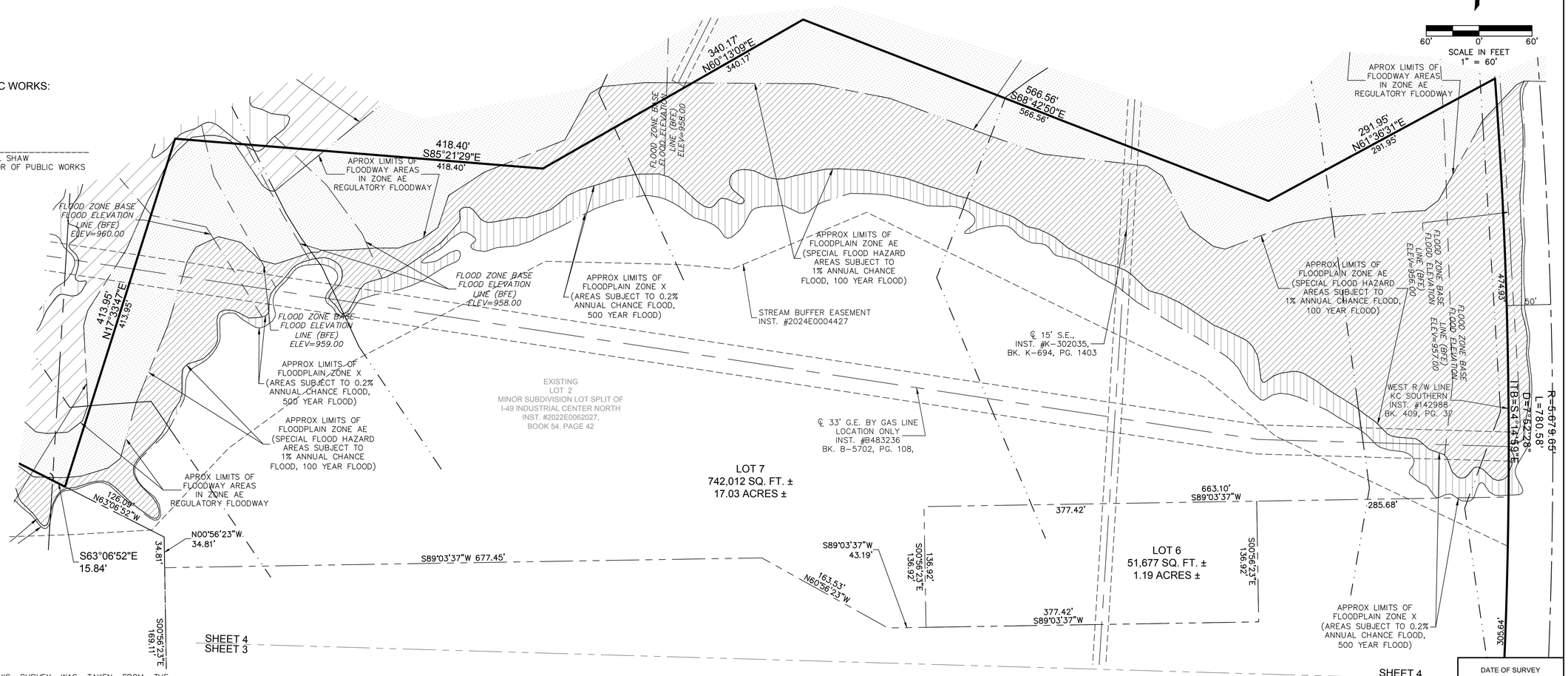
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. _____ DULY AUTHENTICATED AS PASSED THIS ____ DAY OF _____ 2025.

_____
QUINTON LUCAS
MAYOR

_____
MARILYN SANDERS
CITY CLERK

PUBLIC WORKS:

_____
MICHAEL SHAW
DIRECTOR OF PUBLIC WORKS



SURVEYORS NOTES:

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_____
OLSSON, MO CLS 366
JEFFREY P. MEANS, MO PLS 2000147866
JULY 21, 2025
JMEANS@OLSSON.COM

UNDESIRABLE NOISE LEVELS:

THE AREA DESCRIBED HEREIN LIES ADJACENT TO MISSOURI HIGHWAY 150 AS SUCH, SUCH DEVELOPMENT MAY BE SUBJECT TO UNDESIRABLE NOISE LEVELS DUE TO TRAFFIC GENERATION. APPROPRIATE MEASURES SHOULD BE TAKEN THROUGH ACOUSTICAL SITE PLANNING AND/OR ACOUSTICAL CONSTRUCTION TO REDUCE THE IMPACT OF UNDESIRABLE NOISE LEVELS.

RIGHT OF ENTRANCE:

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

MAINTENANCE OF TRACTS:

TRACT A1 IS TO BE USED FOR PRIVATE ROADWAY AND PRIVATE UTILITIES EASEMENT AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO "COVENANT TO MAINTAIN PRIVATE SANITARY SEWER, STORM SEWER, & WATER FACILITIES PLAT OF EAST CAMPUS PHASE 02" RECORDED SIMULTANEOUSLY WITH THIS PLAT.

TRACTS B1 & C ARE TO BE USED FOR DETENTION/STREAM BUFFER AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO "COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES PLAT OF EAST CAMPUS PHASE 02" RECORDED SIMULTANEOUSLY WITH THIS PLAT.

IN WITNESS WHEREOF:

PROMONTORY 150, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2025.

PROMONTORY 150, LLC.
BY: BOTTS 150 LLC, ITS MANAGER
BY: PLATFORM OZ GP I, LLC, ITS MANAGING MEMBER
BY: PLATFORM INVESTMENTS, LLC, ITS MANAGING MEMBER
BY: PLATFORM VENTURES LLC, ITS MANAGER

_____
COREY WALKER SENIOR VICE PRESIDENT

STATE OF _____
SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME COREY WALKER TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS SENIOR VICE PRESIDENT OF PLATFORM VENTURES, LLC, MANAGER OF PLATFORM INVESTMENTS LLC, MANAGING MEMBER OF PLATFORM OZ GP I, LLC, MANAGING MEMBER OF BOTTS 150 LLC, MANAGER OF PROMONTORY 150 LLC AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID COREY WALKER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF:

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

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

DATE OF SURVEY

2025-05-06 - 1ST SUBMITTAL
2025-07-21 - 2ND SUBMITTAL

drawn by: JRH
surveyed by: AA-KH
checked by: JPM
approved by: JPM
project no.: J22-06947
file name: V_FPT_J22-06947.DWG

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SHEET
4 of 4

DWG: C:\Temp\AcPublish_24124\V_FPT_J22-06947.dwg USER: jholdcroft
DATE: Jul 21, 2025 1:12pm XREFS: V_XPLAT-06947