COMMUNITY PROJECT/ZONING
Ordinance Fact Sheet

Ordinance Number

Brief Title

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

Specific Address
Approximately 14.3 acres generally located at the northeast corner of E. Bannister Road and Troost Avenue, creating 2 lots and 1 tract.

Reason for Project
This final plat application was initiated by Port Authority of Kansas City, Missouri, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 1 lot industrial subdivision.)

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.

CONTROLLING CASE
Case No. 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.

Sponsor	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments, or Groups Affected	**City-Wide** **Council District(s)** 5(JA) Barnes, Parks-Shaw **Other districts (school, etc.)** Center 120
Applicants / Proponents	**Applicant(s)** Port Authority of Kansas City, Missouri **City Department** City Planning and Development **Other**
Opponents	**Groups or Individuals** None Known **Basis of Opposition**
Staff Recommendation	☒ **For** ☐ **Against** **Reason Against:**
Board or Commission Recommendation	**By: City Plan Commission** March 15, 2022 ☐ Approval ☐ Denial ☒ Approval, with conditions
Council Committee Actions	☐ Do Pass ☐ Do Pass (as amended) ☐ Committee Sub. ☐ Without Recommendation ☐ Hold ☐ Do not pass

Details

Policy / Program Impact

Policy or Program Change N/A	☒ No ☐ 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?	☒ Yes ☐ No

	How will this contribute to a sustainable Kansas City?	This is the third plat within this Blue River Commerce Center development. This plat proposes one lot which is about 14.3 acres. The lots will house the buildings for manufacturing, warehousing and distribution facility. The developed lots will increase the tax base for the City and improve the aesthetics of the site. Written by Lucas Kaspar, PE

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by: **Date:** May 23, 2022
Thomas Holloway

Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

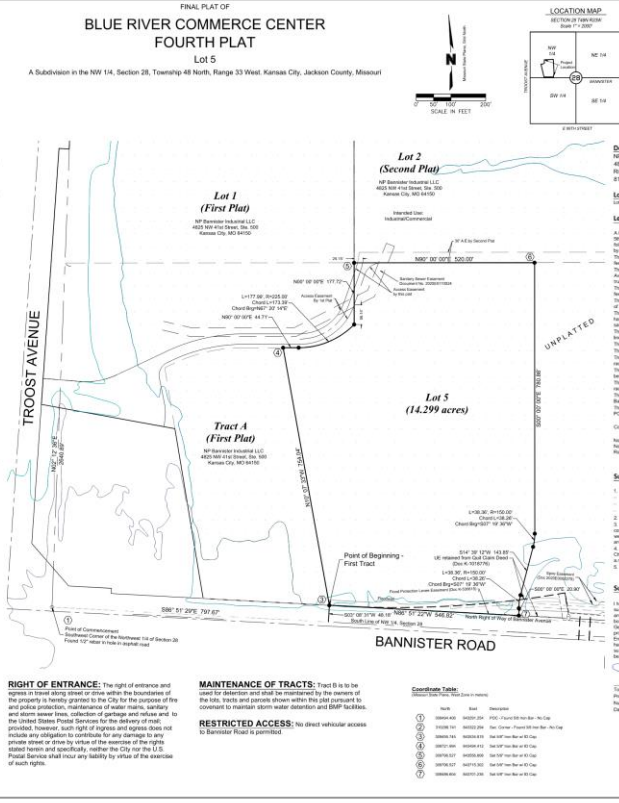
Reference or Case Numbers: CLD-FnPlat-2022-00007

FINAL PLAT OF

BLUE RIVER COMMERCE CENTER
FOURTH PLAT

Lot 5

A Subdivision in the NW 1/4, Section 28, Township 48 North, Range 33 West. Kansas City, Jackson County, Missouri



Developer:
NP Bannister Industrial, LLC
4925 NW 41st Street, Suite 500
Riverside, MO 64150
816.888.7380

Owner:
Port Authority of Kansas City, MO
110 Berkley Plaza
Kansas City, Missouri 64120

Lot Names	Acres	Sq. Ft.
Lot 5	14.299	622,871

Legal Description of Land Surveyed:

A tract of land in the North Half of Section 28, Township 48 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded as follows: Commencing at the West Quarter corner of said Section 28, being monumented by a ½" iron bar in a 6.5' deep hole in the asphalt road;
Thence South 86°51'29" East, along the South line of said Northwest Quarter, 797.67 feet;
Thence North 03°08'31" East, a distance of 40.18 feet to the North line of Bannister Avenue, the Southeast corner of Tract A, Blue River Commerce Center 1st Plat and the true POINT OF BEGINNING – FIRST TRACT;
Thence North 10°07'37" West, along the East line of said Tract A, a distance of 754.04 feet;
Thence East, along the South line of said Lot 1, a distance of 44.71 feet to the beginning of a curve tangent to said line;
Thence easterly a distance of 177.99 feet along the curve concave to the northwest, having a radius of 225.00 feet and a central angle of 45°19'03" along the South line of said Lot 1 to the Southeast corner thereof;
Thence North, along the East line of said Lot 1, a distance of 177.72 feet to the South line of Lot 2, Blue River Commerce Center 2nd Plat;
Thence East, along the South line of said Lot 2, a distance of 520.00 feet;
Thence South, a distance of 780.69 feet to the beginning of a curve tangent to said line;
Thence southerly a distance of 36.36 feet along the curve concave to the west, having a radius of 150.00 feet and a central angle of 14°38'12";
Thence South 14°39'12" West tangent to said curve, a distance of 143.85 feet to the beginning of a curve tangent to said line;
Thence southerly a distance of 36.36 feet along the curve concave to the east, having a radius of 150.00 feet and a central angle of 14°38'12";
Thence South tangent to said curve, a distance of 20.00 feet to the North line of Bannister Avenue;
Thence North 86°51'29" West, along said North line, a distance of 946.82 feet to the true POINT OF BEGINNING.

Containing a combined area of 14.299 acres, more or less.

Note: The bearings referenced in this description are based on Missouri State Plane Grid North. All distances and bearings herein are as surveyed and described by Tobie R. Roberts, Missouri PLS 2001015268 in December of 2021.

Survey Notes:

1. This survey is based on the following prior surveys:
   - ALTA survey by Olsson dated November 4, 2019
   - Blue River Commerce Center First Plat
   - Blue River Commerce Center Second Plat
2. Basis of Bearings: Grid North, Missouri West Zone, U.S. State Plane, NAD 83
3. Coordinates are derived from differential GPS observations utilizing a primary control point set in the area. Primary control monument coordinates calculated from NGS and CORS adjustment to average vectors from CORS base stations SLC140, SWH70, and ONS836.
4. The subject property shown on this survey is the same property that is described in Chicago Title Insurance Order No. 210865 with an effective date of September 16 at 8:00 a.m., updated 9/20/2021.
5. For the purposes of survey accuracies, this property was classified as "Urban".

Surveyors Certification:

I hereby certify that the plat of Blue River Commerce Center - Second Plat, a subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current minimum standards for property boundary surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, 10 CSR 30-2 effective August 28, 2012 for a Class I property boundary survey established by the Missouri Board for Architects, Professional Engineers, Professional Surveyors and Landscape Architects. 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.

Tobie R. Roberts
Professional Land Surveyor
Number 2001015268 - State of Missouri
Date: 2022.01.28

Coordinate Table:
(Missouri State Plane, West Zone in meters)

	North	East	Description
1	336404.402	940291.254	POC - Found 5/8 Iron Bar - No Cap
2	310298.741	940322.256	Sec. Corner - Found 5/8 Iron Bar - No Cap
3	309656.745	940509.419	Set 5/8" Iron Bar w/ ID Cap
4	309721.994	940508.412	Set 5/8" Iron Bar w/ ID Cap
5	309706.527	940509.809	Set 5/8" Iron Bar w/ ID Cap
6	309706.527	940715.362	Set 5/8" Iron Bar w/ ID Cap
7	309606.806	940701.236	Set 5/8" Iron Bar w/ ID Cap

PLAT DEDICATION:

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown hereon, which subdivision and plat shall hereafter be known as BLUE RIVER COMMERCE CENTER FOURTH PLAT

IN WITNESS WHEREOF:

Port Authority of Kansas City, Missouri, a political subdivision of the state of Missouri, has caused these presents to be executed this

_____ day of _____, 20____.

Port Authority of Kansas City, Missouri

_____
Jon D. Stephens, President and CEO

State of Missouri SS:
County of Jackson

Be it remembered that on this _____ day of _____, 20____, before me, the undersigned, a notary public in and for the county and state aforesaid, came Jon D. Stephens to me personally known, who being by me duly sworn, did say that he is president and CEO of Port Authority of Kansas City, Missouri, a political subdivision of the state of Missouri and that said instrument was signed in behalf of Port Authority of Kansas City, Missouri and that said Jon D. Stephens, acknowledged said instrument to be the free act and deed of said political subdivision.

I have hereunto set my hand and affixed my notarial seal in the date herein last above written.

My commission expires:_____

_____
Notary Public

CITY PLAN COMMISSION PUBLIC WORKS:

Approved: _____/2022 _____
Michael J. Shaw
Director

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 March 202___

_____ _____
Mayor City Clerk
Quinton Lucas Marilyn Sanders

_____
Vincent E. Brice
Jackson County Assessment Department

EASEMENT DEDICATION: A easement is hereby granted to Kansas City Missouri (the City), for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, services pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (U.E.), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or therenover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of the City, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtences thereto without a valid permit from the department of public works as to utility easements, and/or written approval of the director of water services as to water main easements.

DRAINAGE EASEMENT: A drainage easement (D.E.) for the purpose of storm water drainage including the right to build, construct, keep, repair and maintain storm water drainage facilities under, in, over, and upon as may be necessary, being and situated in the City is hereby granted to the city. The City shall have the right at all times to go upon the lands herein described to construct, maintain and repair the said drainage facilities as may be necessary. Nothing shall in any way interfere with the safe and unrestricted use of the land adjacent to and above said drainage facilities, nor attempt to use said property in such manner as would interfere with the proper, safe and continuous maintenance and use of said drainage facilities and specifically shall not build thereon or thereover any structure which may interfere with the maintenance and use thereof.

WATER EASEMENT: A water main easement (W.E.) for the operation and movement of equipment, and the movement of a working force, in connection with the location, construction, reconstruction, maintenance, operation and repair of water mains and any appurtenances thereto over, under and through land tying, being, and situated in Kansas City, Missouri (The City) is hereby granted to the City. The City, its agents, employees or independent contractors shall have the right to go upon the above described tracts of land, for the purpose of constructing, maintaining, and repairing the water main improvements and appurtenances thereto, and shall upon completion of such construction, maintenance or repair, cause the land to be restored to substantially the same condition that existed prior to the city's entry upon it. The tract of land over which a water main easement is being granted shall be kept free from buildings or any other structures or obstructions (except non-ornamental grass, non-ornamental shrubs, sidewalks, roadways, pavement or curbs) that would interfere with the City in excavating upon said easement for the purposes of laying, constructing, operating, maintaining or repairing water mains and all appurtenances incidental thereto. No change in the earth cover over the water line will be made without the written approval of the director of water services. This easement shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing of pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof.

SEWER EASEMENT: A sewer easement (S.E.) for the location, construction, reconstruction, maintenance, operation and repair of sewerage improvements and any and all appurtenances incidental thereto in, under, upon, over and through land tying, being and situated in Kansas City, Missouri (the City) is hereby granted to the City. By the granting of this easement, it shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof; provided, however, said easement shall be kept free from additional depth of overburden, buildings, and any other structure or obstruction (except sidewalks, roadways, pavement, grass, shrubs, fenses, or curbs), which will interfere with the City in entering upon said adjacent land and easement for the purpose of laying, constructing, reconstructing, operating, repairing and maintaining such sewerage improvements and appurtenances.

ACCESS EASEMENT: An access easement (A.E.) is being granted to Lot 1, Blue River Commerce Center 1st Plat and future lots of the Blue River Commerce Center abutting to the North, South and East and prohibits the construction of buildings or structures (including fences and walls) that would interfere with such access.

FLOODPLAIN: The subject property is located in "ZONE X" according to the flood insurance rate map (FIRM) 29095C0379G, effective 1/20/2017.

STREET DEDICATION AND GRADES: There are no new streets being dedicated with this plat.

GROUNDWATER EASEMENT: A groundwater collection system easement (G.E.) for the mutual benefit this property and adjoiners as defined in Instrument 2020E0102471, and amended in 2020E0125964 and 2020E0126351

RIGHT OF ENTRANCE: The right of entrance and egress in travel along street or drive within the boundaries of the property is hereby granted to the City 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 the City nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

MAINTENANCE OF TRACTS: Tract B is to be used for detention 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.

RESTRICTED ACCESS: No direct vehicular access to Bannister Road is permitted.

Project No.: IN 0350
Date: 2022.01.28

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of 1

SITEPOINT
A Division of NorthPoint Development

Certificate of Authority LS-2020057253
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Riverside, MO 64150
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sitepoint@northpointkc.com