

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

**140242**

Ordinance Number

### Brief Title

Approving the plat of Centerpoint Intermodal Center First Plat, an addition in Kansas City, Jackson County, Missouri

<b>Specific Address</b> Approximately 138 acres generally located south of Missouri State Highway No. 150 and west of Botts Road, creating two (2) lots and one (1) tract.	<b>Sponsor</b>	City Development
<b>Reason for Project</b> This final plat application was initiated by CenterPoint Kansas City One LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a four phased project totaling 2,000,000 sq. ft., along with supporting parking.)	<b>Programs, Departments, or Groups Affected</b>	<b>City-Wide</b>  <b>Council District(s)</b> 6 (JA)  <b>Other districts (school, etc.)</b> Grandview
<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. 14049-P</b> – a request for special use permit approval on 376.08 acres located at the southwest corner of Missouri Highway 150 and Andrews Road to allow for an oversized monument sign in District M-2a (heavy industry). (The City Plan Commission recommended approval, October 20, 2009.)  <b>Case No. 14049-A-1</b> – Approved a special use permit approval on 376.08 acres located at the southwest corner of Missouri Highway 150 and Andrews Road to allow for an oversized monument sign with internal illumination in District M-2a (heavy industry). (Approved by the Board of Zoning Adjustment, October 27, 2009)	<b>Applicants / Proponents</b>	<b>Applicant(s)</b> CenterPoint Kansas City One LLC  <b>City Department</b> City Planning and Development  <b>Other</b>
<b>SD1411 - Preliminary Plat, Centerpoint - KCS Intermodal Center</b> – Approved a preliminary plat on about 375.1 acres generally located on both side of Botts Road south of Missouri Highway 150 creating 14 industrial lots and 4 tracts in District M-2a (heavy industrial. (Ordinance 090709, passed September 10, 2009)	<b>Opponents</b>	<b>Groups or Individuals</b> None Known  <b>Basis of Opposition</b>
<b>Case No. 14049-P-2</b> - About 359 acres generally located on the south side of Missouri Highway 150 (E. 147 <sup>th</sup> Street) about 1/3 mile east of Prospect Avenue, to consider approval of a major site plan in District M1-5 (manufacturing 1-5) to allow for expansion of an existing intermodal facility, was approved by the City Plan Commission on March 20, 2012, subject to conditions.	<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <b>Reason Against:</b>
	<b>Board or Commission Recommendation</b>	<b>By: City Plan Commission</b>  March 4, 2014  <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> Approval, with conditions
	<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

**Details**

**Case No. 14049-P-3** -- About 139 acres generally located on the south side of State Route M-150 Highway, between Prospect Avenue on the west and Botts Road on the east, at E 149<sup>th</sup> Street, to consider the approval of a development plan in District M 1-5 (Manufacturing 1-5) for four industrial buildings containing about 2 million square feet. (On February 18, 2014, the City Plan Commission recommended approval of this case with conditions.)

**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

	<p><b>How will this contribute to a sustainable Kansas City?</b></p> <p>This project consists of public and private improvements for a two lot industrial development on approximately 138.13 acres of previously developed property which has since been demolished. Runoff from within the development will be conveyed in a combined private, surface drainage swales which will serve as water quality BMP's and a public, enclosed storm sewer system which together will convey runoff to a storm water detention basin constructed with previous improvements. New sanitary sewers will be built that will minimize infiltration and inflow within the system and at the treatment facility. A private street with streetlights constructed to City standards will be constructed to provide access to the lots and offer safe conditions for vehicular and pedestrian traffic. The large, industrial buildings proposed by the various phases of this plat will increase property values and the City tax base.</p> <p>Written by Stan Eiler, P.E., M.B.A.</p>
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**Project Start Date**

**Projected Completion or Occupancy Date**

**Fact Sheet Prepared by:**  
Pam Powell

**Date:**  
March 13, 2014

**Reviewed by:**  
Stan Eiler, P.E., M.B.A.  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:**

- |                 |     |
|-----------------|-----|
| Date of Survey: |     |
| 01-23-16        |     |
| Revised:        |     |
|                 |     |
|                 |     |
|                 |     |
|                 |     |
| Surveyed By:    | JS  |
| Reviewed By:    | JSD |
| Drafted By:     | Bai |

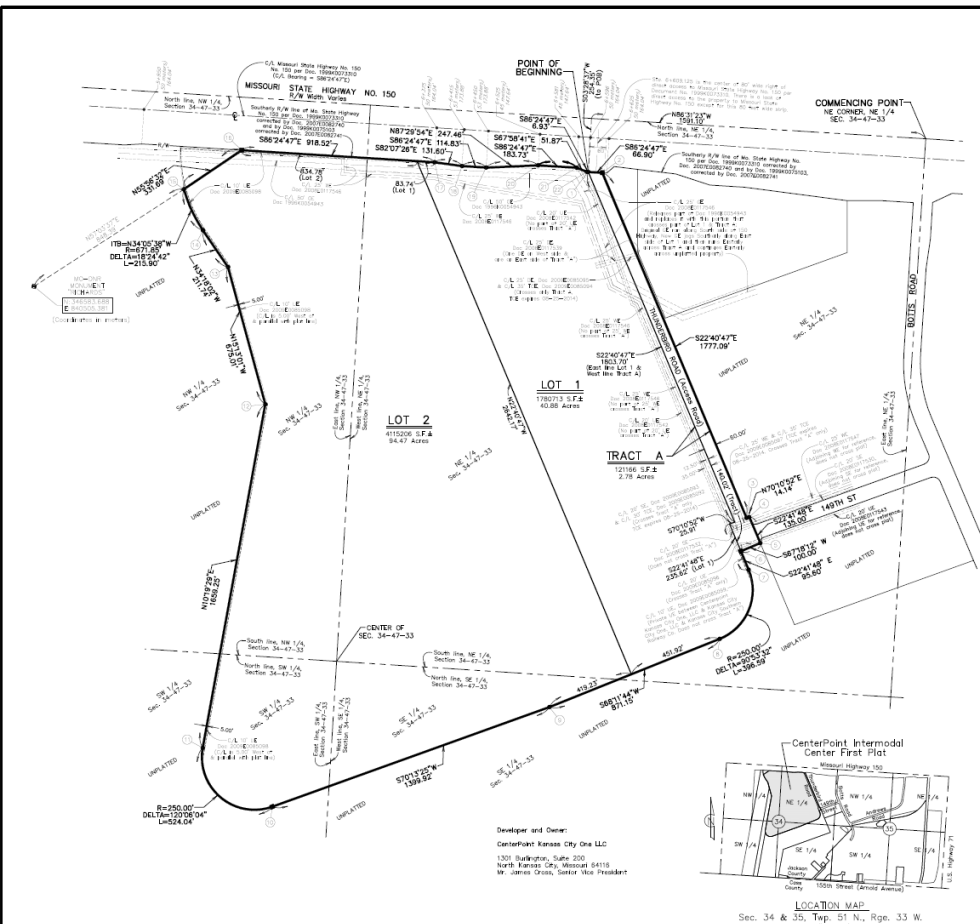


LUTJEN

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816.281.1380 fax  
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surveying  
planning  
engineering  
landscape architecture

Sheet No.:  
1 of 2



This plot and survey of CENTERPOINT INTERMODAL CENTER FIRST PLAT were executed by Lattien, Inc., 1301 Burlington Street #100, North Kansas City, Missouri 64116.

I HEREBY CERTIFY that the Plan of CONCEPT INTERNATIONAL CENTER, 1000 WEST FLAT, 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 Minimum 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 Natural Resources. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and plotting of subdivisions to the best of my professional knowledge and belief.



Jason S. Roudsush, PLS 2002014092  
Date: January 23, 2014  
jroudsush@jet.com

FINAL PLAT OF  
CENTERPOINT INTERMODAL  
CENTER FIRST PLAT  
SECTION 34 - Twp. 47 N. - Rge. 33 W.  
KANSAS CITY, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION

That portion of the following described real property lying above the top of the Whitest ridge of the north side of the North Range 33 West of the 9th Principal Meridian in Kansas City, Jackson County, Missouri being divided and divided as follows: Commencing at the Northeast corner of said Northeast Quarter, Thence North 89°12'12" West, along the north line of said Northeast Quarter, 1301.15 feet; Thence South 12°20'17" East, 224.25 feet to a point on the Southerly right of way line of Missouri State Highway No. 150; an iron established nail point also being the right of beginning of the right of way line of said Northeast Quarter, Thence South 89°24'41" East, along said Southerly right-of-way line, 18.55 feet; Thence South 22°41'47" East, 1,777.08 feet; Thence North 7°10'12" East, 14.14 feet; Thence South 22°41'48" East, 133.00 feet; Thence South 87°18'17" West, 105.00 feet; Thence South 22°41'48" East, 45.00 feet; Thence Southeasterly along a curve to the distance of 348.00 feet; Thence South 89°14'44" West, 171.15 feet; Thence South 20°12'25" West, 1,338.82 feet; Thence Southeasterly along a curve to the right having a radius of 250.00 feet, a central angle of 89°12'12" East, a central angle of 120°06'04" and an arc distance of 524.04 feet; Thence North 10°19'29" East, 1,659.25 feet; Thence North 10°19'29" East, 875.00 feet; Thence North 34°52'36" West, 211.74 feet; Thence Southerly along a curve to the right having an initial tangent bearing of North 34°52'36" West with a radius of 871.85 feet, a central angle of 187°24'42" and an arc distance of 275.00 feet; Thence North 10°19'29" East, 20.00 feet to a point on the aforesaid Southerly right of way line of Missouri State Highway No. 150, Thence Easterly on said Southerly right of way line the following curve (7) courses: Thence South 89°24'41" East, 918.53 feet; Thence South 82°57'26" East, 154.00 feet; Thence South 89°24'41" East, 114.83 feet; Thence North 87°18'17" East, 247.46 feet; Thence South 89°24'41" East, 183.73 feet; Thence South 87°18'17" East, 91.87 feet; Thence South 89°24'41" East, 6.83 feet to the Point of Beginning. Containing 6,017,089 square feet or 138.13 acres, more or less.

PLAT DESIGNATION

The interrelated corners 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:

CENTERPOINT INTERMODAL CENTER FIRST PLAT

EASEMENT DESIGNATION

An easement is hereby granted to Kansas City, Missouri, 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, and mounted transmission services, overhead, any or all of them, open, over, under and along the right of land designated utility easement (UE), 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. These other easements are designated for a particular purpose, the easement shall be limited to that purpose only. All of the above easements shall be kept free from any and all structures which would interfere with the construction or reconstruction and proper use and continuous maintenance of the easement and specifically shall not be used to locate or maintain any structure, except drainage, pond, stream, grass, roads and fences) nor shall there be any obstruction to interfere with the aspects and easements of Kansas City, Missouri, and its handling utilities from any open, over, under and so much of the above lands as may be reasonably necessary in exercising the rights granted by the easement. No structure or use shall be made or operation of any kind or nature shall be performed which will reduce or encroach the earth coverage over the rights above stated or the easement therein without a valid permit from the Department of Public Works as to utility easements, and/or written approval of the Director of these Services as to other public easements.

FLOODPLAIN

According to "Flood Insurance Rate Map" Community Flood No. 2201730403, map dated August 5, 1986, as published by the Federal Emergency Management Agency, the property lies within Flood Zone "C", (Area of Minimal Flood).

RIGHT OF ENTRANCE. The right of ingress and egress and travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri for the purpose of the fire and police protection, maintenance of water mains, waterways and storm sewage lines, collection of garbage and refuse and to the United States Postal Service 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 United States Postal Service shall incur any liability by virtue of the exercise of such rights.

MAINTENANCE OF TRACTS: Tract "A" (2.78 Acres) is hereby reserved as a Private Open Space for the purpose of its scenic view that is currently reflected in its character and shall be maintained by the owners of the lots and tracts shown within this plat pursuant to the Declaration of Covenants, Conditions and Restrictions for CenterPoint Intermodal Center First Plat, being recorded simultaneously herewith.

STATE PLANE COORDINATE TABLE																
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2	<input type="text" value="E 1000000.000000"/>	10	<input type="text" value="E 1000000.000000"/>	18	<input type="text" value="E 1000000.000000"/>											
3	<input type="text" value="E 1000000.000000"/>	11	<input type="text" value="E 1000000.000000"/>	19	<input type="text" value="E 1000000.000000"/>											
4	<input type="text" value="E 1000000.000000"/>	12	<input type="text" value="E 1000000.000000"/>	20	<input type="text" value="E 1000000.000000"/>											
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