

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

Ordinance Number

Brief Title

Approving the plat of 4400 Washington, an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 2.5 acres generally located on the south side of West 44th Street between Pennsylvania Avenue and Washington Street. Creating 1 lot</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; padding: 5px;">Sponsor</td> <td style="padding: 5px;">City Development</td> </tr> <tr> <td style="padding: 5px;">Programs, Departments, or Groups Affected</td> <td style="padding: 5px;"> City-Wide Council District 4(JA) Other districts (school, etc.) Kansas City, Mo. 110 </td> </tr> <tr> <td style="padding: 5px;">Applicants / Proponents</td> <td style="padding: 5px;"> Applicant(s) BK Properties, LLC City Department City Planning and Development Other </td> </tr> <tr> <td style="padding: 5px;">Opponents</td> <td style="padding: 5px;"> Groups or Individuals None Known Basis of Opposition </td> </tr> <tr> <td style="padding: 5px;">Staff Recommendation</td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against: </td> </tr> <tr> <td style="padding: 5px;">Board or Commission Recommendation</td> <td style="padding: 5px;"> By: City Plan Commission <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions </td> </tr> <tr> <td style="padding: 5px;">Council Committee Actions</td> <td style="padding: 5px;"> <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 </td> </tr> </table>	Sponsor	City Development	Programs, Departments, or Groups Affected	City-Wide Council District 4(JA) Other districts (school, etc.) Kansas City, Mo. 110	Applicants / Proponents	Applicant(s) BK Properties, LLC City Department City Planning and Development Other	Opponents	Groups or Individuals None Known Basis of Opposition	Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:	Board or Commission Recommendation	By: City Plan Commission <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions	Council Committee Actions	<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
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<p>Reason for Project This final plat application was initiated by BK Properties, LLC in order to subdivide the property in accordance with the city codes and state statutes. The developer intends to construct one multi-family building.</p>															
<p>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.</p> <p>Case No. 14707-MPD-1 – About 2.5 acres generally located on the south side of West 44th Street between Pennsylvania Avenue and Washington Street, to consider rezoning the site from Districts R 1.5 (Residential 1.5) and R-6 (Residential 6) to District MPD (Master Planned Development) and the approval of a Development Plan for a four-story apartment project containing 188 units.</p>															

Details

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Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of platting private improvements for a commercial development on previously developed property to create a single lot for a multi-family residential development. The first 1.5 inches of runoff will be detained on-site. The stormwater detention facility will assure that the pre-development peak discharge rate and volume will not be exceeded after development of the site. As part of the development, an assessment of the existing conditions of the perimeter curb and gutter, sidewalk and drive approaches will be made. Any of these elements found not in compliance with current City standards, must be removed and replaced. The removal and replacement of deteriorating infrastructure will eliminate erosion, discourage further deterioration and improve the overall aesthetics of the site.</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: November 9, 2018

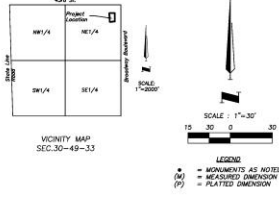
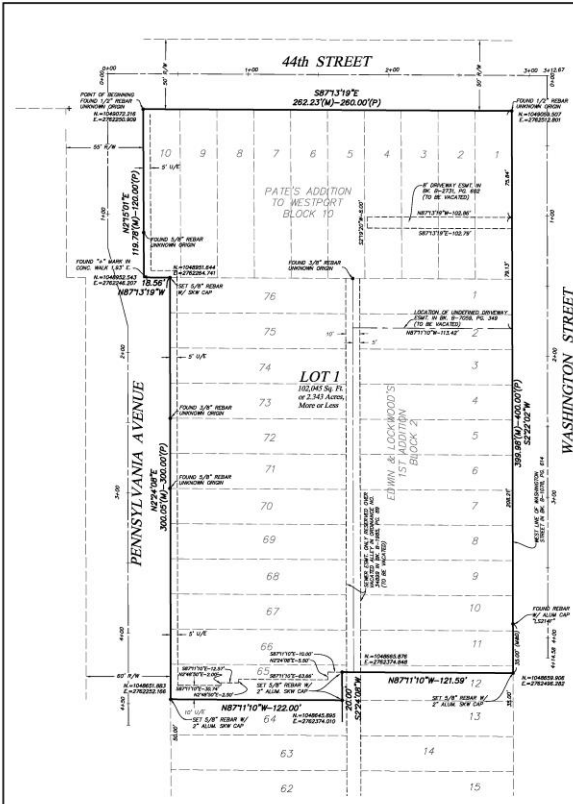
Reviewed by:
Lucas Kaspar, PE,
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers:

FINAL PLAT

4400 WASHINGTON

ALL OF LOTS 1 THRU 10, BLOCK 10, PATE'S ADDITION TO WESTPORT, ALSO A PORTION OF LOTS 1 THRU 12 AND ALL OF LOTS 65 THRU 76, BLOCK 2, EDWIN & LOCKWOOD'S 1ST ADDITION, ALSO THE VACATED ALLEY LYING ADJACENT TO SAID LOTS IN SAID BLOCK 2, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI



DESCRIPTION: This is a re-survey and re-subdivision of all that part of Lot 1 thru 10, Block 10, PATE'S ADDITION TO WESTPORT and of all lots 65 thru 76, Block 2, EDWIN & LOCKWOOD'S 1ST ADDITION together with a portion of lots 1 thru 12 of said Block 2 and the vacant alley lying adjacent to said lots in said Block 2, in Kansas City, Missouri for subdividing and platting as follows...

GENERAL NOTE: The bearings shown herein are based on the State Plane Coordinate System, Missouri West Zone, NAD83 datum. Questionable information shown herein on State Plane Missouri West Zone NAD83 Coordinates, based on GPS observation using the MODOT WIS Network. The accuracy standard for this survey is "Type Urban". FLOOD NOTE: This property lies within Flood Zone C, defined as areas of minimal flooding, as shown on the Flood Insurance Rate Map prepared by the Federal Emergency Management Agency for Kansas City, Jackson County, Missouri, Community-Plan No. 200712 050 C and dated September 14, 1999.

Street Grades table with columns for Street Name, Station, and Elevation. Includes data for 44th Street, Pennsylvania Avenue, and Washington Street.

SURVEYOR'S CERTIFICATION: I hereby certify that the plat titled "4400 WASHINGTON" is a subdivision of land in accordance with the laws of the State of Missouri and that said survey meets or exceeds the current Missouri Standards for Property Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri and the Missouri Standards for Property Surveys as established by the Missouri Board of Professional Engineers and Land Surveyors. I further state that I have complied with the statutes, preferences and regulations governing the practice of surveying and plotting of subdivisions to the best of my professional knowledge and belief.

DEEDS: IN WITNESS WHEREOF, the undersigned proprietor has hereunto subscribed his hand and seal of said County, Missouri, this 14th day of May, 2019. My Appointment Expires: [blank] Approved: [blank] City Clerk: [blank]

SHAFER, KLINE & WARREN, INC. ENGINEERS ~ SURVEYORS 11250 CORPORATE AVENUE, LENEXA, KANSAS 66219 PHONE (913) 886-7600 FAX (913) 886-7666