

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

Ordinance Number

Brief Title

Approving the plat of KC3 Hy-Vee, an addition in Kansas City, Platte County, Missouri

<p>Specific Address Approximately 2.42 acres generally located north of N.W. 64th Street, east of North Chatham Avenue and west of N.W. Prairie View Road, 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;">Jeffrey Williams, AICP, Director Department of City Planning & Development</td> </tr> <tr> <td style="padding: 5px;">Programs, Departments, or Groups Affected</td> <td style="padding: 5px;">City-Wide Council District(s) 2 (PL) – Loar, Fowler Other districts (school, etc.) Park Hill</td> </tr> <tr> <td style="padding: 5px;">Applicants / Proponents</td> <td style="padding: 5px;">Applicant(s) Hy-Vee, Inc. 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 March 3, 2020 <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	Jeffrey Williams, AICP, Director Department of City Planning & Development	Programs, Departments, or Groups Affected	City-Wide Council District(s) 2 (PL) – Loar, Fowler Other districts (school, etc.) Park Hill	Applicants / Proponents	Applicant(s) Hy-Vee, Inc. 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 March 3, 2020 <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 Hy-Vee, Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a new convenience store.)</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>PREVIOUS CASE:</p> <p>Case No. CD-SUP-2019-00023 was approved by the Board of Zoning Adjustment on October 8, 2019 for a special use permit to allow for a new convenience store and fuel sales.</p> <p>ANALYSIS:</p> <p>This final plat proposes one 2.5 acre commercial lot that lies between the I-29 right of way to the east and N Chatham Avenue on the west, and abuts the north side of NW 64th Street. Both N Chatham Avenue (which currently functions as relocated NW Prairie View Road) and NW 64th Street are under the jurisdiction of MODOT. There are previously approved plats which established the Park Plaza Commercial Plat. A special use permit was also granted by the Board of Zoning Adjustment in 2019 to allow for fuel sales.</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 public and private improvements for a commercial development on a previously developed site. The peak rate of storm water discharge and total runoff volume discharging to the public storm sewers will be maintained after development. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed.</p> <p>Written by Lucas A. Kaspar, PE</p>

Fact Sheet Prepared by:
Pam Powell
Principal Engineering Technician

Date:
March 5, 2020

Reviewed by:
Lucas A. Kaspar, PE
Plans Review Supervisor
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers:

Case No. CD-SUP-2019-00023 Special Use

Case No. CLD-FnPlat-2019-00042 Final Plat

