

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

210887

Ordinance Number

Brief Title

Approving the plat of Briarcliff Apartments, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 9.2 acres generally located on the southeast side of NW Briarcliff Parkway between NW 38th Street to the south and Hwy 9 to the north, creating 2 lots.</p>	<p>Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Briarcliff KC QOB, LLC in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 255 unit multi-family development.)</p>	<p>Programs, Departments, or Groups Affected City-Wide Council District(s) 4(CL) Shields - Bunch Other districts (school, etc.) North Kansas City 250</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>CONTROLLING CASE Case No. 10579-URD – City Council Ordinance 64369 passed August 3, 1989, rezoned the property bounded by N.W Vivion Road on the north, Highway 169 on the east, and Highway 9 on the south from Districts RA (agricultural), R1a and R1b (one family dwelling), C1 (neighborhood retail business), M1 (light industrial), and MP (planned industrial) to District URD (urban redevelopment district) and approved an urban redevelopment plan for a mixed use development consisting of 258 single family homes, 185 condominium units, a 400-room hotel, a 40,000 sq. ft. athletic club, 877,000 sq. ft. of office space, and 230,000 sq. ft. of retail space</p>	<p>Applicants / Proponents Applicant(s) Briarcliff KC QOB, LLC City Department City Planning and Development Other</p>
<p>Opponents None Known Basis of Opposition</p>	<p>Staff Recommendation <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission September 7, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
<p>Council Committee Actions</p>	<p><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</p>

Details

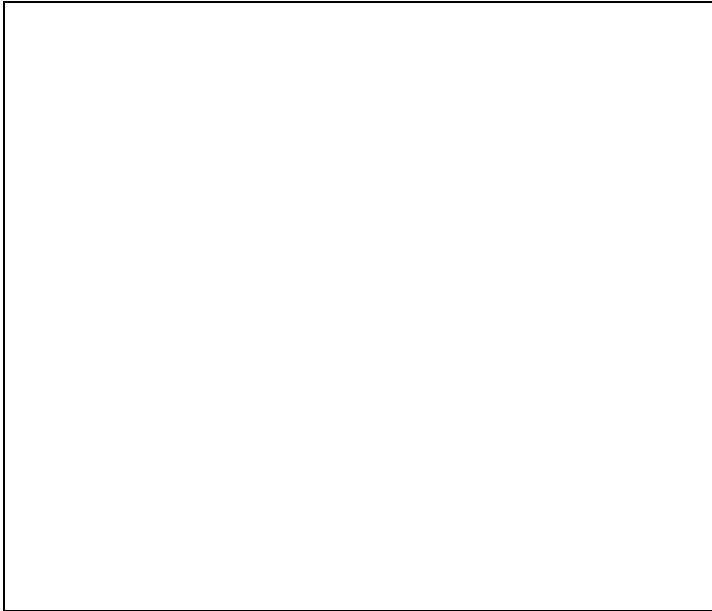
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Policy / Program Impact

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 to create two residential lots for 255 multi-family units on 9.2 acres of previously undeveloped parcels. The proposed development will increase the area of impervious surfaces through the use of pavement and buildings. The existing peak rate of storm water discharge and total runoff volume discharging the property will be maintained after development. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</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: September 23, 2021

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

Reference or Case Numbers: CLD-FnPlat-2021-00034

