

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

Ordinance Number

Brief Title

Approving the plat of Greystone Mine, an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 27.63 acres generally located on the North side of I-35, at the intersection of W. 28th Street and Bell Street., creating 3 lots and 2 tracts.</p>	<table border="1" style="width: 100%;"> <tr> <td style="width: 25%;">Sponsor</td> <td>Jeffrey Williams, AICP, Director Department of City Planning & Development</td> </tr> <tr> <td>Programs, Departments, or Groups Affected</td> <td>City-Wide Council District(s) 4(JA) Bunch - Shields Other districts (school, etc.) Kansas City Missouri 110</td> </tr> <tr> <td>Applicants / Proponents</td> <td>Applicant(s) Dean Realty Company City Department City Planning and Development Other</td> </tr> <tr> <td>Opponents</td> <td>Groups or Individuals None Known Basis of Opposition</td> </tr> <tr> <td>Staff Recommendation</td> <td><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</td> </tr> <tr> <td>Board or Commission Recommendation</td> <td>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>Council Committee Actions</td> <td><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) 4(JA) Bunch - Shields Other districts (school, etc.) Kansas City Missouri 110	Applicants / Proponents	Applicant(s) Dean Realty Company 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 Dean Realty Company, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct 2 Lots for future development, one lot is already developed.)</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>Analysis The applicant is proposing to subdivide the existing 28 acre platted parcel of land into four (4) commercial lots within zoning district M1-5. The parcel has frontage on Bi-state Drive, which loops around the site into the state of Kansas on the west. Lot 1 is proposed to be about 19.5 acres and will retain the existing building. Lot 2 is proposed to be 3.8 acres, while lot 3 is proposed to be about 0.4 acres. Lot 4 although shown on the table as 0.34 acres, is not labeled on the plat. The plat also proposes tracts A and B that borders the state of Kansas to the west. Staff recommends that an interjurisdictional plat be filed to ensure that the reciprocal cross access easement is recorded across both state lines.</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 public and private improvements for a commercial development on a previously partially developed site. The re-plat will create three lots and two tracts on approximately 28 acres. The proposed development will significantly increase the area of impervious surfaces. The peak rate of storm water discharge and total runoff volume discharging to the public storm sewers will be maintained after development. Sidewalks will be constructed along the platted frontages. This development will increase the tax base for the developed lots.</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: March 10, 2020

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

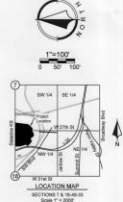
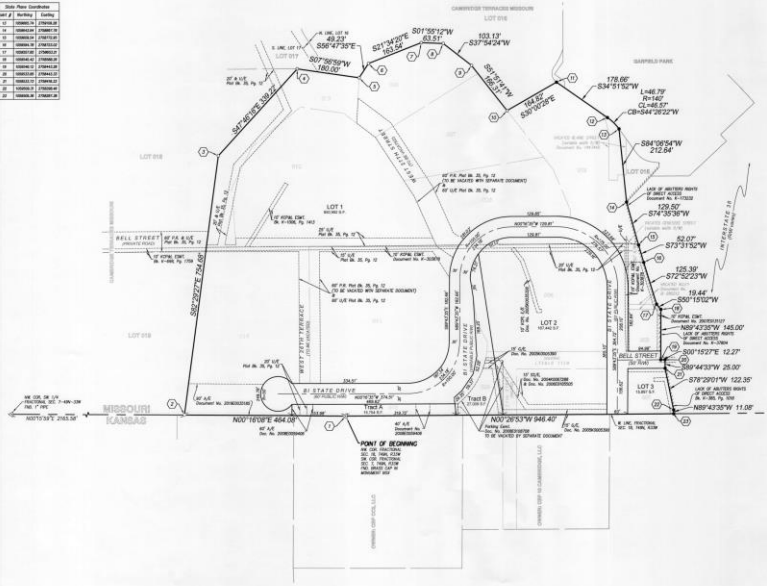
Reference or Case Numbers: 2019-00032

FINAL SUBDIVISION PLAT GREYSTONE MINE

A REPLAT OF LOTS 001 THROUGH 014 AND LOT 020,
VACATED BLAINE STREET, VACATED BELL STREET, VACATED GENESSEE STREET, VACATED 27TH STREET AND A VACATED ALLEY,
ALL IN CAMBRIDGE TERRACES MISSOURI, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

State Area Description	State Area Description
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SUBDIVISION NOTES

1. Basis of Bearings: North 10° 00' 00" West, along the West line of Section 36, T. 34 N., R. 10 W., S. 40 E. as shown on the Plat of Section 36, T. 34 N., R. 10 W., S. 40 E., recorded in the Missouri State Plat Book, Volume 10, Page 100.

2. All bearings and distances shown on this Plat are measured from the center of the earth.

3. Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map, the area shown on this Plat is in the Flood Hazard Zone, and the owner is advised to obtain flood insurance for the property.



GREYSTONE MINE

PREPARED BY:
LUDWIG BROOKS REALTY CAPITAL
L.L.C.
10000 E. 10th Street
Kansas City, MO 64116

DATE OF PREPARATION:
September 21, 2018

Renaissance Infrastructure Consulting

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Kansas City, Missouri 64116
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