

RESOLUTION NO. 200195

Amending the Gashland/Nashua Area Plan for an area of approximately 33 generally located at the northwest corner of N.E. Barry Road and N. Indiana Avenue by changing the recommended land use from Residential Medium Density land uses on the west side of N. Indiana Avenue to Commercial land use corresponding to the "B4" zoning category for the proposed self-storage facility. (691-S-5)

WHEREAS, on January 5, 2012, the City Council by Resolution No. 110952 adopted the Gashland/Nashua Area Plan as a guide for the future development and public investment within the area bounded by the city limits of Smithville and portions of the unincorporated areas of Clay County, Missouri on the north, the city limits of Kansas City, Missouri and Gladstone, Missouri on the south, N. Woodland Avenue/Maplewoods Parkway and N. Indiana Avenue on the east, and the Clay/Platte County boundary on the west; and

WHEREAS, the Gashland/Nashua Area Plan was amended by the adoption of Resolution No. 130070 on April 4, 2013; and

WHEREAS, the Gashland/Nashua Area Plan was again amended by the adoption of Resolution No. 160378 on June 16, 2016; and

WHEREAS, an application was submitted on behalf of Staley Corners, LLC to amend the Gashland/Nashua Area Plan as it affects a portion of a 33-acre tract of land generally located at the northwest corner of N.E. Barry Road and N. Indiana Avenue by changing the recommended land use from Residential Medium Density land uses on the west side of N. Indiana Avenue to Commercial land use corresponding to the "B4" zoning category for a proposed self-storage facility; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Plan and Map on December 3, 2019; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on December 3, 2019, unanimously recommended approval of the proposed amendment to the Gashland/Nashua Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Gashland/Nashua Area Plan is hereby amended as to the Proposed Land Use Plan and Map for a portion of a 33 acre tract of land generally located at the northwest corner of N.E. Barry Road and N. Indiana Avenue by changing the recommended land use from Residential Medium Density land uses on the west side of N. Indiana Avenue to Commercial land use corresponding to the "B4" zoning category for the proposed self-storage facility.

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Section B. That the amendment to the Gashland/Nashua Area Plan is consistent and complies with the FOCUS Kansas City Plan adopted on October 30, 1997, by Committee Substitute for Resolution No. 971268, and is adopted as a supplement to the FOCUS Kansas City Plan.

Section C. That the Council finds and declares that before taking any action on the proposed area plan amendment hereinabove, all public notices have been given and hearings have been held as required by law.



Authenticated as Passed



Quinton Lucas, Mayor

Marilyn Sanders, City Clerk
MAR 26 2020

Date Passed