

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220094

Ordinance Number

Brief Title

Approving the plat of Bennett Packaging, an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 43.0528 acres generally located at the southwest corner of Hwy 40 and Noland Road, creating 4 lots and 1 tract.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Blue Heron Investments, LLC in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 3 lot commercial subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide</p> <p>Council District(s) 5(JA) Barnes – Parks Shaw</p> <p>Other districts (school, etc.) Raytown 150</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>Related Relevant Cases Case No. 7909-UR-9 – Ordinance No. 150764 passed by City Council on September 10, 2015, rezoned about 33 acres generally located at the southwest quadrant of US 40 Hwy and Noland Road, from District B 2-2 (Neighborhood Business 2), to District UR (Urban redevelopment district) and the approved of a development plan to allow for a manufacturing use.</p> <p>CONTROLLING CASE Case No. CD-CPC-2019-00198 – Ordinance No. 200695 passed by City Council in 2020, rezoned about 5 acres from District B2-2 (Neighborhood Business 2) to District UR (Urban Redevelopment), for the purpose of approving an amended UR Plan on 38 acres to allow for the adaptive reuse of a blighted shopping center for the Bennett Packaging Corporate Campus.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Blue Heron Investments LLC,</p> <p>City Department City Planning and Development</p> <p>Other</p>
<p>Opponents</p>	<p>Groups or Individuals None Known</p> <p>Basis of Opposition</p>	
<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>	
<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission December 7, 2021</p> <p><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

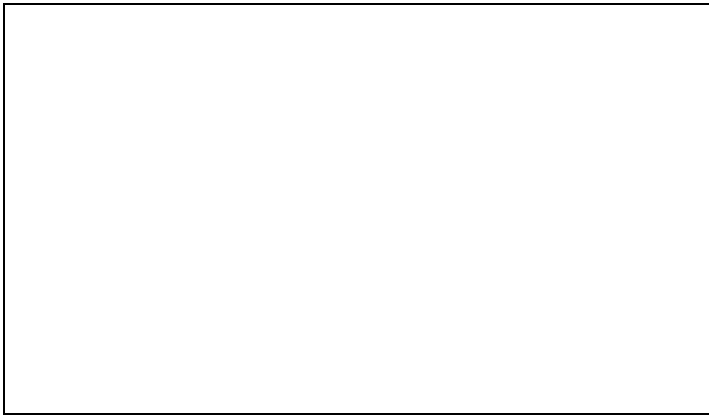
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Policy / Program Impact

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?	This project consists of public and private improvements for a commercial development on a previously developed site to create four commercial lots. The peak rate of storm water discharge and total runoff volume discharging to the public storm sewers will be reduced after development. Written by Lucas Kaspar, PE
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:

Thomas Holloway

Date: January 24, 2022

Reviewed by:

Joe Rexwinkle

City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00046

