

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220282

Ordinance Number

Brief Title

Approving the plat of Better Wash at Tremont Square, an addition in Kansas City, Platte County, Missouri

<p>Specific Address Approximately 1.61 acres generally located on North Chatham Avenue approximately 270 feet south of Northwest 64th Street, creating 1 lot</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 Northpoint Development, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 1 lot commercial subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 2(PL) Loar - Fowler Other districts (school, etc.) Park Hill</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>RELEVANT CASES Case No. 7588-P-47 -- Ord. No 160885 -- A request to approve an amendment to a previously approved development plan on approximately 30 acres generally located at the southeast corner of N.W. 64th Street and N. Chatham Avenue, to allow construction of retail/commercial space in District B2-2 (Neighborhood Business 2).</p> <p>CONTROLLING CASE Case No. CD-CPC-2021-00177 – On November 16, 2021 City Plan Commission approved a project plan in District B3 to allow for car wash at Tremont Square East on about 5.4 acres generally located at 6301 N. Chatham Ave.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Northpoint Development, LLC City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known 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 <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

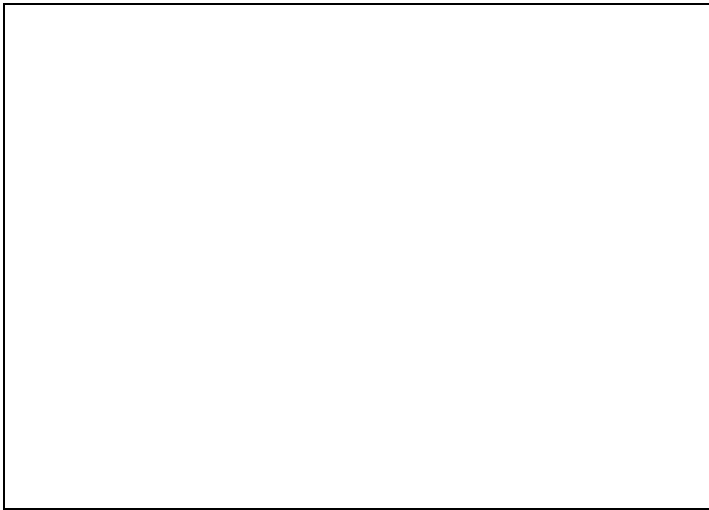
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Policy / Program Impact

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 a single commercial lot for a car wash on approximately 1.6 acres of previously undeveloped property. The storm water volume and peak flow will be maintained at or below existing rates upon the development of the site. This development will increase the tax base for the developed lot.</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 25, 2022

Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00055

