

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220653

Ordinance Number

Brief Title

Approving the plat of I-49 Commerce Center, First Plat an addition in Kansas City, Jackson County, Missouri

Specific Address Approximately 57.25 acres generally located along East 155th Street approximately 1,000 feet west of US 71 Highway	Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development
Reason for Project This final plat application was initiated by Northpoint Development in order to subdivide the property in accordance with the city codes and state statutes. (a 1 lot office and warehouse subdivision)	Programs, Departments, or Groups Affected City-Wide Council District(s) 6(JA) Bough - McManus Other districts (school, etc.) Grandview 130
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. CONTROLLING CASE Case No. CD-CPC-2022-00025 – Ordinance 220448 was approved by City Council on May 26, 2022 creating a development plan which also serves as a preliminary plat, in District M2-5 (Manufacturing) to allow for 1.3 million square foot of office and warehouse development on three (3) lots and one (1) tract.	Applicants / Proponents Applicant(s) Northpoint Development 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 July 19, 2022 <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

Details

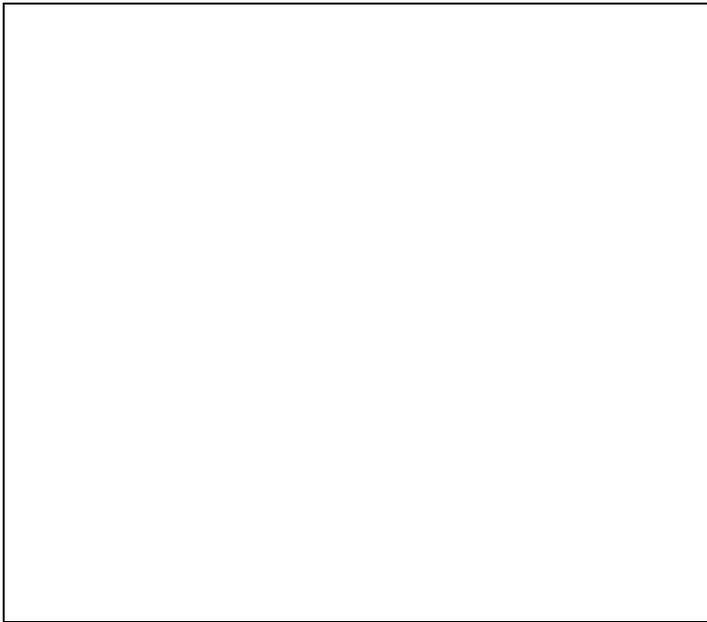
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Policy / Program Impact

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 private improvements for an industrial development on a previously undeveloped 57.25 acre site. The I-49 Commerce Center 1st Plat creates one lot and one tract. The peak rate of storm water discharge and total runoff volume discharging to the public storm sewers will be maintained after re-development. The improvements will improve the overall aesthetics of the site and increase the tax base for the City.</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: July 29, 2022

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

Reference or Case Numbers: CLD-FnPlat-2022-00026

