

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

160505

Ordinance Number

Brief Title

Approving the plat of Hey Estates, an addition in Kansas City, Platte County, Missouri

Specific Address Approximately 40 acres generally located at the southwest corner of N Amity Ave. and NW Old Tiffany Springs Rd., creating two lots.	Sponsor City Development
Reason for Project This final plat application was initiated by Gary Lynn Hey and Connie Ruth Hey, in order to subdivide the property in accordance with the city codes and state statutes. (Tract I has an existing home on it and Tract II will be sold and have a new home built on it.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 2 (PL) Other districts (school, etc.) Park Hill
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. Case No. 13048-A – The applicant submitted an application to the Board of Zoning Adjustment requesting a variance to the minimum required lot area for single-family residential in District GP-7 to allow for the development of the site with two single-family residences. (The case was never heard.) Case No. 13048-A-1 – The Board of Zoning Adjustment UPHELD the decision of the Codes Administrator that this property is or will be in violation of the Zoning Ordinance for development of the property with two (2) single-family residences on a 40 acre lot in a district zoned GP-7. (The property was not developed with more than one single family residence, and is currently developed with only a single family residence.) Case No. 13048-A-2 – The Board of Zoning Adjustment DISMISSED a request for a variance to the maximum height of an accessory structure in a residential district, to allow for the construction of a detached garage. Case 13048-P-3 – A request to rezone the subject property from District AG-R to District R-80. Ordinance No. 150296 was passed by the City Council on November 19, 2015. Case SD1530, Hey Estates Preliminary Plat – A request to approve a preliminary plat creating two residential lots on the subject property. Approved by the Development Review Committee on March 23, 2016.	Applicants / Proponents Applicant(s) Gary Lynn Hey and Connie Ruth Hey 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 June 21, 2016 <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input 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**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 2 single-family lots, on previously undeveloped property. Runoff from within the lots will be conveyed in an existing storm sewer system. This development will increase the tax base for the developed lots.</p> <p>Written by Brett A. Cox, PE</p>

Fact Sheet Prepared by:

Pam Powell

Date:

June 24, 2016

Reviewed by:

Brett A. Cox, PE, Division Manager
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers:

