

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

**170977**

Ordinance Number

**Brief Title**

Approving the plat of Quinlan Place, an addition in Kansas City, Jackson County, Missouri

<p><b>Specific Address</b> Approximately 1.48 acres generally located between E. 8<sup>th</sup> Street and E. 9<sup>th</sup> Street, along The Paseo, creating 1 lot.</p>	<p><b>Sponsor</b></p>	<p>City Development</p>
<p><b>Reason for Project</b> This final plat application was initiated by Century Apts, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct 57 residential units.)</p>	<p><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b> <b>Council District(s)</b> 3 (JA) <b>Other districts (school, etc.)</b> Kansas City</p>
<p><b>Discussion</b> 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><b>Case No. 14836-UR</b> – Rezoning an area of approximately 1.48 acres generally located at the southeast corner of E. 8th Street and Paseo from Districts R-0.5 and B3-2 to District UR and approving a development plan that serves as a preliminary plat to allow for three multi-family residential buildings with 57 units and a surface parking lot. (Ordinance No. 170646 was passed by the City Council on September 7, 2017.)</p> <p><b>Case No. 1747-V</b> – A request to vacate the east/west alley next south of E. 8th Street from the west right-of-way line of Highland Avenue to the east right-of-way line of Paseo Boulevard. (Ordinance No. 170833 was passed by the City Council on October 19, 2017.)</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> Century Apts, LLC <b>City Department</b> City Planning and Development <b>Other</b></p>
	<p><b>Opponents</b></p>	<p><b>Groups or Individuals</b> None Known <b>Basis of Opposition</b></p>
	<p><b>Staff Recommendation</b></p>	<p><input checked="" type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <b>Reason Against:</b></p>
	<p><b>Board or Commission Recommendation</b></p>	<p><b>By: City Plan Commission</b>  August 15, 2017  <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> Approval, with conditions</p>
	<p><b>Council Committee Actions</b></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**

<b>Policy or Program Change</b>  N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<b>Operational Impact Assessment</b>  N/A	

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b>  N/A	
<b>Financial Impact</b>  N/A	
<b>Fund Source and Appropriation Account Costs</b>  N/A	
<b>Is it good for the children?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>How will this contribute to a sustainable Kansas City?</b>	<p>This project consists of public and private improvements for a residential, multi-family development on previously developed property. The first 1.5 inches of runoff will be detained on-site via an underground system. The storm water detention facility will assure the peak rate of storm water discharge and total runoff volume discharging to the public storm sewers will be reduced after re-development. As part of the development, an assessment of the existing conditions of the perimeter curb and gutter, sidewalk, and drive approaches will be made. If any of these elements are found not in compliance with current City standards, the project is obligated to remove and replace them. The removal and replacement of deteriorating infrastructure will eliminate erosion, discourage further deterioration and improve the overall aesthetics of the site.</p> <p>Written by Amy S. Bunnell, PE</p>

