

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

**220263**

Ordinance Number

**Brief Title**

Approving the plat of Mansi Square, an addition in Kansas City, Jackson County, Missouri

<p><b>Specific Address</b> Approximately 2.06 acres generally located on the south side of East Bannister Avenue approximately 320 feet west of James A. Reed Road), creating 1 lot</p>	<p><b>Sponsor</b></p>	<p>Jeffrey Williams, AICP, Director Department of City Planning &amp; Development</p>
<p><b>Reason for Project</b> This final plat application was initiated by Salah Mansi, 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><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b></p> <p><b>Council District(s)</b> 5(JA) Barnes, Parks-Shaw</p> <p><b>Other districts (school, etc.)</b> Hickman Mills 140</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>CONTROLLING CASE</b> There is no controlling ordinance for this plat.</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> Salah Mansi</p> <p><b>City Department</b> City Planning and Development</p> <p><b>Other</b></p>
<p><b>Opponents</b></p>	<p><b>Groups or Individuals</b> None Known</p> <p><b>Basis of Opposition</b></p>	
<p><b>Staff Recommendation</b></p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>	
<p><b>Board or Commission Recommendation</b></p>	<p><b>By: City Plan Commission</b> December 7, 2021</p> <p><input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" 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 platting private improvements for one commercial lot on 2 acres of previously developed property. The pre-development storm water peak discharge rate and volume will not be exceeded after development of the site. The improvements will improve the overall aesthetics of the site.</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:** February 28, 2022

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

**Reference or Case Numbers:** CLD-FnPlat-2021-00048

