

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220113

Ordinance Number

Brief Title

Approving the plat of Staley Corners East First Plat, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 21.553 acres generally located at the northeast corner of N.E. Barry Road and N. Indiana Avenue, creating 47 lots and 7 tracts.</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 Staley Corners LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 41 lot multifamily subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 1(CL) O’Neill-Hall Other districts (school, etc.) North Kansas City 250</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>CONTROLLING CASE Committee Sub. 200183 - On March 26, 2020 the Council amended the Gashland-Nashua Area Plan to change the recommended land use to Mixed-Use Neighborhood and High Density land uses and approved rezoning an area of approximately 27.1 acres generally located on the northeast corner of Barry Road and N. Indiana Avenue from District R-1.5 (Residential 1.5) to District R-1.5 (Residential 1.5) and District B2-2 (Neighborhood Business 2 dash 2), and approved a development plan which also serves as a preliminary plat to allow for construction of multi-family residential and commercial uses. (CD-CPC-2019-00024, CD-CPC-2019-00025, and CD-CPC-2019-00026)</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Staley Corners 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 1, 2020 <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

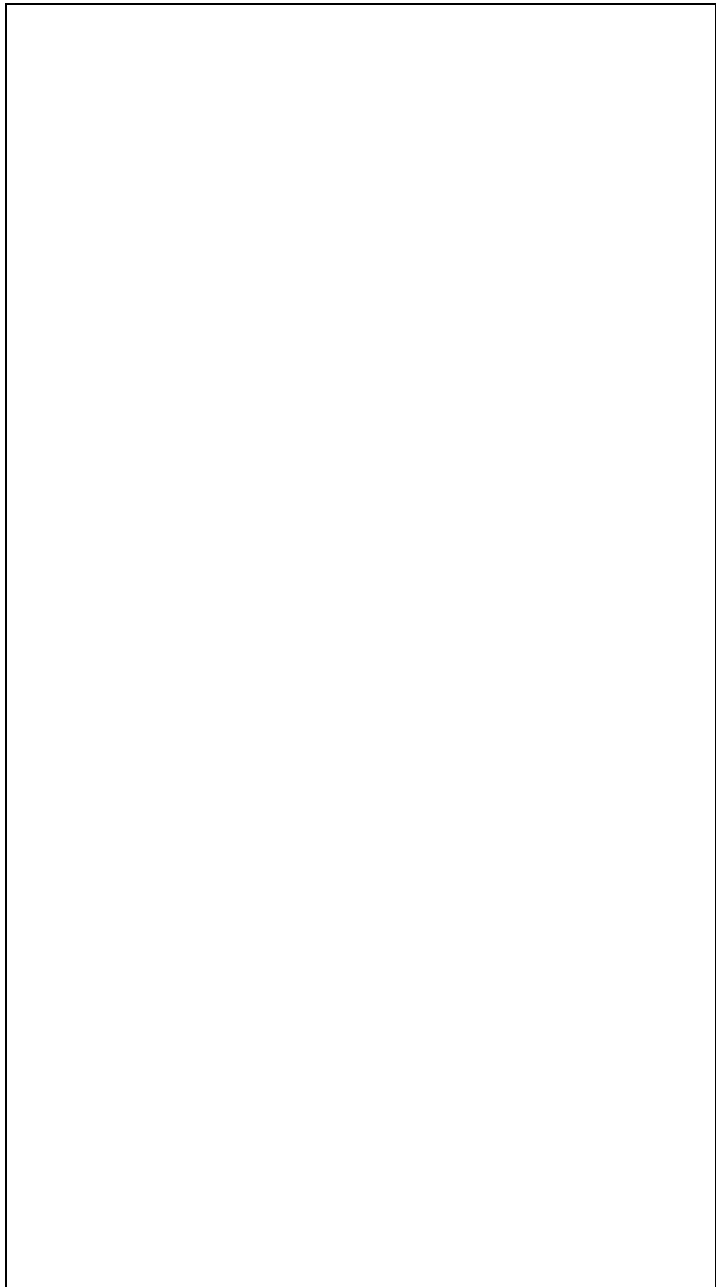
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Policy / Program Impact

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 public and private improvements for a 41 lot multi-family residential development, seven private open space tracts and one storm water detention tract on approximately 27 acres of previously undeveloped property. There is also an existing stormwater detention facility constructed by an earlier plat. These facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</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: January 27, 2021

Reviewed by:
Joe Rexwinkle
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00043

