

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

210168

Ordinance Number

**Brief Title**

Approving an exception request to the stream buffer setback requirements of Section 88-415, Code of Ordinances, in connection with the CKS Packaging development, located at 4000 N. Kimball Drive.

<p>Reason for Project</p> <p>Davidson Architecture &amp; Engineering has requested an exception to the stream buffer setback requirements as defined by the City's Code of Ordinances in order to facilitate the expansion of their existing development on their site which is located at 4000 N. Kimball Drive.</p>	<p><b>Sponsor</b></p> <p>City Planning and Development</p>
<p>Discussion</p> <p>On December 07, 2020, Davidson Architecture &amp; Engineering submitted an application for an exception to the stream buffer setback requirements to the City via the Compass KC permitting system for the property located at 4000 N. Kimball Drive. Case number in the Compass KC permitting system is CLDPIR-2020-00078.</p> <p>CKS Packaging intends to expand their facilities to include the property to the north of their existing building. The Kansas City Natural Resources Map contains an error showing a regulated stream on the subject property which does not exist. The City staff has confirmed that this is an error through review of the application as well as a site visit to the subject property. Requiring this expansion to meet the requirements of the stream buffer setback regulations would present an undue hardship and in the best interest of the City.</p> <p>The City Planning and Development Department has reviewed the application and recommends that this exception request be APPROVED.</p>	<p><b>Programs, Departments, or Groups Affected</b></p> <p>City-Wide</p> <p>Council District(s) 1 (CL)</p> <p>Other districts (school, etc.) North Kansas City</p>
<p><b>Applicants / Proponents</b></p> <p>Applicant(s) Davidson Architecture &amp; Engineering</p> <p>City Department City Planning and Development</p> <p>Other</p>	<p><b>Opponents</b></p> <p>Groups or Individuals None Known</p> <p>Basis of Opposition</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>By:</p> <p><input 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>	<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>How will this contribute to a sustainable Kansas City?</b>	Approving this exception request does contribute to a sustainable Kansas City.

**Project Start Date**

**Projected Completion or Occupancy Date**

**Fact Sheet Prepared by:**  
Stacey Lowe

**Date:**  
January 11, 2021

**Reviewed by:**  
Jeffrey Williams

January 11, 2021

**Reference or Case Numbers:** N/A