

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220799

Ordinance Number

Brief Title

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

Specific Address Approximately 3.5 acres generally located at the northwest corner of N. Indiana Ave. and N.E. Parry Road, creating 4 lots.	Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development										
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 4 lot commercial subdivision.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 2(CL) Hall – O’Neill Other districts (school, etc.) North Kansas City 250										
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. 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)	<table border="1"> <tr> <td data-bbox="808 747 1029 1026"> Applicants / Proponents </td> <td data-bbox="1029 747 1560 1026"> Applicant(s) Staley Corners, LLC City Department City Planning and Development Other </td> </tr> <tr> <td data-bbox="808 1026 1029 1247"> Opponents </td> <td data-bbox="1029 1026 1560 1247"> Groups or Individuals None Known Basis of Opposition </td> </tr> <tr> <td data-bbox="808 1247 1029 1409"> Staff Recommendation </td> <td data-bbox="1029 1247 1560 1409"> ☒ For ☐ Against Reason Against: </td> </tr> <tr> <td data-bbox="808 1409 1029 1640"> Board or Commission Recommendation </td> <td data-bbox="1029 1409 1560 1640"> By: City Plan Commission June 21, 2022 ☐ Approval ☐ Denial ☒ Approval, with conditions </td> </tr> <tr> <td data-bbox="808 1640 1029 1904"> Council Committee Actions </td> <td data-bbox="1029 1640 1560 1904"> ☐ Do Pass ☐ Do Pass (as amended) ☐ Committee Sub. ☐ Without Recommendation ☐ Hold ☐ Do not pass </td> </tr> </table>	Applicants / Proponents	Applicant(s) Staley Corners, LLC City Department City Planning and Development Other	Opponents	Groups or Individuals None Known Basis of Opposition	Staff Recommendation	☒ For ☐ Against Reason Against:	Board or Commission Recommendation	By: City Plan Commission June 21, 2022 ☐ Approval ☐ Denial ☒ Approval, with conditions	Council Committee Actions	☐ Do Pass ☐ Do Pass (as amended) ☐ Committee Sub. ☐ Without Recommendation ☐ Hold ☐ Do not pass
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Details

Policy / Program Impact

Policy or Program Change N/A	☒ No ☐ 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?	☒ Yes ☐ No

	How will this contribute to a sustainable Kansas City?	This project consists of public and private improvements for a 4 lot commercial development, on approximately 3.5 acres of previously undeveloped property. 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. 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. Written by Thomas Holloway
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Project Start Date

Projected Completion or Occupancy Date

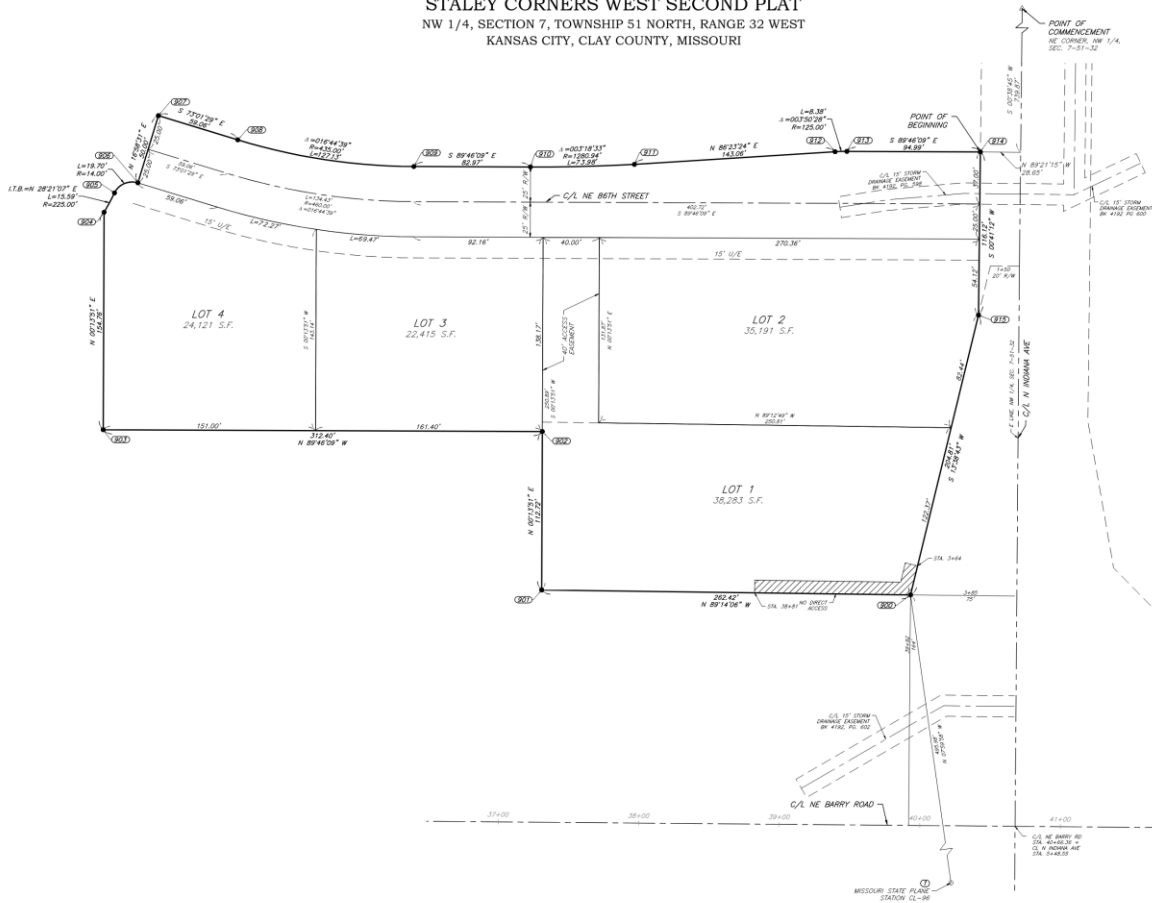
Fact Sheet Prepared by:
Thomas Holloway

Date: September 9, 2022

Reviewed by:
Olofu Agbaji,
Development Management Division (LDD)
City Planning & Development

Reference or Case Numbers: 2022-00017

SECOND PLAT
STALEY CORNERS WEST SECOND PLAT
NW 1/4, SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST
KANSAS CITY, CLAY COUNTY, MISSOURI



CERTIFICATION:
I hereby certify
field survey made
on the 8th day of
meets or exceeds
Property Boundaries
Missouri Board of
Land Surveyors
Resources, Division

4409/200903-CT / Junho de 2009



2.2.20pm

	INITIAL SUBMITTAL	7-03-21
1	REVISED PER COMMENTS	03-01-22
2	REVISED PER COMMENTS	4-0M-22
3	REVISED PER COMMENTS	6-01-22
4	REVISED PER COMMENTS	
SHEET 2 OF 2		