

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

150533

Ordinance Number

Brief Title

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

Specific Address Approximately 1.7 acres generally located at the northwest corner of East 21st Street and Harrison Street, creating one lot.	Sponsor City Development
Reason for Project This final plat application was initiated by Truman Medical Center, Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to use the site for a medical examiner's use.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 3 (JA) Other districts (school, etc.) Kansas City, MO
Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This ordinance was not introduced 9 days after City Plan Commission approval to allow the applicant time to submit the vacation forms for the right-of-way being vacated by a separate process. This plat can be added to the consent agenda. Case No. 14457-UR – Ordinance No. 140434, passed June 5, 2014, rezoned 19.5 acres generally located south of the KC Terminal Railway, west of Harrison Street, north of E. 22 nd Street and east of Holmes Street, from districts R-0.5 (Residential 0.5), B4-5 (Heavy Business / Commercial dash 5) and M1-5 (Manufacturing 1 dash 5) to District UR (Urban Redevelopment District) and the approval of a development plan which also serves as a preliminary plat for hospital, office, retail, hotel and residential uses. Note: This is the controlling development plan for the site.	Applicants / Proponents Applicant(s) Truman Medical Center, Inc. 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 December 2, 2014 ☒ Approval ☐ Denial ☐ Approval, with conditions
	Council Committee Actions ☐ Do Pass ☐ Do Pass (as amended) ☐ Committee Sub. ☐ Without Recommendation ☐ Hold ☐ Do not pass

Details**Policy / Program Impact****Policy or
Program
Change**☒ No ☐ Yes

N/A

**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 private improvements for a commercial development on a previously developed site. Previous development on this property was composed almost entirely of impervious surfaces, such as buildings and parking areas. The proposed development will slightly increase the area of impervious surfaces through the use of pervious pavement. The peak rate of storm water discharge and total runoff volume discharging to the public storm sewers will be reduced after re-development. The resumption of use of the property will preserve natural resources, eliminate vagrancy and increase financial resources. 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. Written by Brett A. Cox, PE
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:

Pam Powell

Date:

June 26, 2015

Reviewed by:

Brett A. Cox, PE, Senior Registered Engineer
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers:

