

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

150708

Ordinance Number

Brief Title

Approving the plat of LAMP / REDISCOVER, an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 2.76 acres generally located at the southwest corner of E Linwood Boulevard and Michigan Avenue, creating one lot and one tract.</p>	<p>Sponsor City Development</p>
<p>Reason for Project This final plat application was initiated by Linwood Place Development, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer proposes the reuse of the existing church as an outpatient clinic, office, dining room, along with the reuse of the Harold Thomas Center for offices and an outpatient clinic with a connecting 3-story link.)</p>	<p>Programs, Departments, or Groups Affected City-Wide Council District(s) 3 (JA) Other districts (school, etc.) Kansas City</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>Case No. 13299-URD, Ordinance No. 050510, passed May 19, 2005, rezoned an area of about 3.5793 acres generally located south of Linwood Boulevard, west of Michigan Avenue, east of Woodland Avenue, and north of East 33rd Street from District R-5 (High apartment), District R-4 (Low apartment), District R-2b (Two family dwellings), and District C-1 (Neighborhood retail business) to District URD (Urban redevelopment district) and approved a development plan to allow for offices in the existing Linwood Presbyterian Church Sanctuary building, to allow for the construction of a 3-story clinic/group home to the west of the Linwood Presbyterian Church Sanctuary building, to allow for the existing Harold Thomas Center to remain and to allow for its use as offices, to allow for the construction of a 1-story group home north of the Grace Spiritual Temple building, to allow for an existing clinic to remain within the Grace Spiritual Temple building, to allow for an existing 2 ½ story residential structure to remain at 3240 Michigan Avenue and to allow for its use as a group home, and to allow for the construction of a 150 space parking lot.</p> <p>Case No. 13299-URD-AA-2 – On September 8, 2014, the Director of City Development administratively approved a final plan for the property located at 3210-3240 Michigan Avenue, 1801 Linwood Boulevard, and 3223-3227 Woodland Avenue for the LAMP project.</p>	<p>Applicants / Proponents Applicant(s) Linwood Place Development, LLC City Department City Planning and Development Other</p> <p>Opponents Groups or Individuals None Known Basis of Opposition</p> <p>Staff Recommendation <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p> <p>Board or Commission Recommendation By: City Plan Commission August 4, 2015 <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> Approval, with conditions</p> <p>Council Committee Actions <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

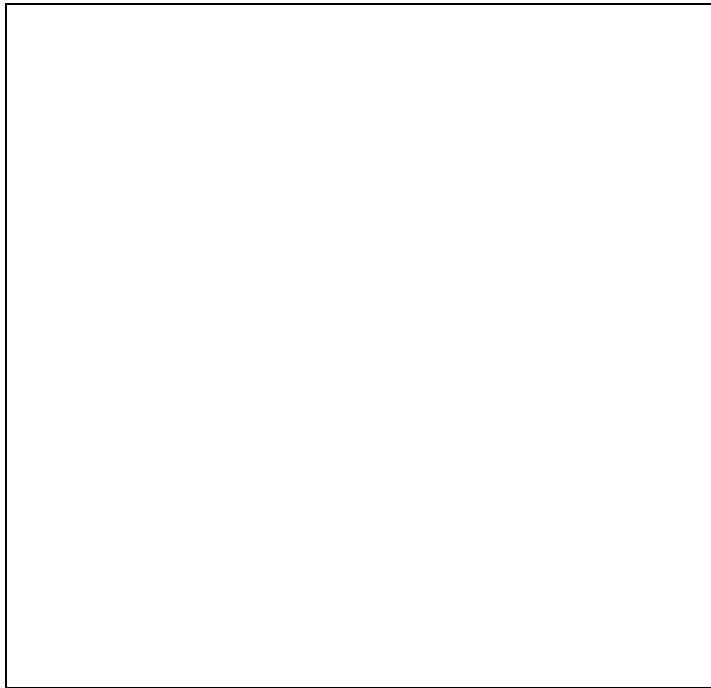
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Policy / Program Impact

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 private improvements for a commercial development on a previously developed site. The proposed development will increase the area of impervious surfaces through the use of pavement for additional parking. The peak rate of storm water discharge and total runoff volume discharging to the public storm sewers will be reduced after re-development. 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.</p> <p>Written by Brett A. Cox, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Pam Powell

Date:
August 14, 2015

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

Reference or Case Numbers:

LAMP / REDISCOVER

A SUBDIVISION IN THE
S.E. 1/4 OF SEC. 16-49-33
KANSAS CITY, JACKSON COUNTY, MO

LEGAL DESCRIPTION

THIS IS A RESERVE AND SUBDIVISION OF LOTS 1 THROUGH 4, THE NORTH 1/2 OF S.E. 1/4 OF SECTION 16 AND LOTS 10 THROUGH 13, THE SOUTH 1/2 OF SECTION 16, OF THE S.E. 1/4 OF SECTION 16, TOWNSHIP 49 NORTH, RANGE 33, EAST OF MERIDIAN 9 WEST, COUNTY OF JACKSON, STATE OF MISSOURI.

All boundaries and bearings shown herein are based on the Missouri Coordinate System of 1983 - Adjusted 2005 using a Grid Factor of 0.9999999.

THIS PROPERTY LIES WITHIN PLAIN ROAD "A" AREA OF ANNUAL FLOODING AS DETERMINED BY THE FEDERAL GOVERNMENT MANAGEMENT AGENCY AND SHOWN ON F.E.M.A. MAP NO. 10070-D OVER A EFFECTIVE DATE AUG. 8, 1994.

SHOWN - 100 - 10000-100 (METERS)

REMARKS: The redlined portions of the above described land have been shown to be subject to the Missouri Flood Insurance Act as amended by Public Law 105-33, which requires that the owner of any property situated in an area of special flood hazard... (text continues with detailed flood insurance requirements)

NOTICE OF FLOODING: The right of retention and control in land along and near to the Missouri River... (text continues with flood insurance notice details)

CITY PLAN COMMISSION PUBLIC WORKS
Approved: Director Sherri Mahoney P.E.

COUNCIL
This is to certify that the within plat was duly established and approved by the Council of Jackson City, Missouri, on this 16th day of June, 2015.

Jackson County Clerk Department
STATE OF MISSOURI
COUNTY OF JACKSON

TRAVELER TABLE

TRAVELER NO.	READING	GROUND SURF	ADJUSTED	ADJUSTED
1	320.00	320.00	320.00	320.00
2	320.00	320.00	320.00	320.00
3	320.00	320.00	320.00	320.00
4	320.00	320.00	320.00	320.00
5	320.00	320.00	320.00	320.00
6	320.00	320.00	320.00	320.00
7	320.00	320.00	320.00	320.00
8	320.00	320.00	320.00	320.00
9	320.00	320.00	320.00	320.00
10	320.00	320.00	320.00	320.00
11	320.00	320.00	320.00	320.00
12	320.00	320.00	320.00	320.00

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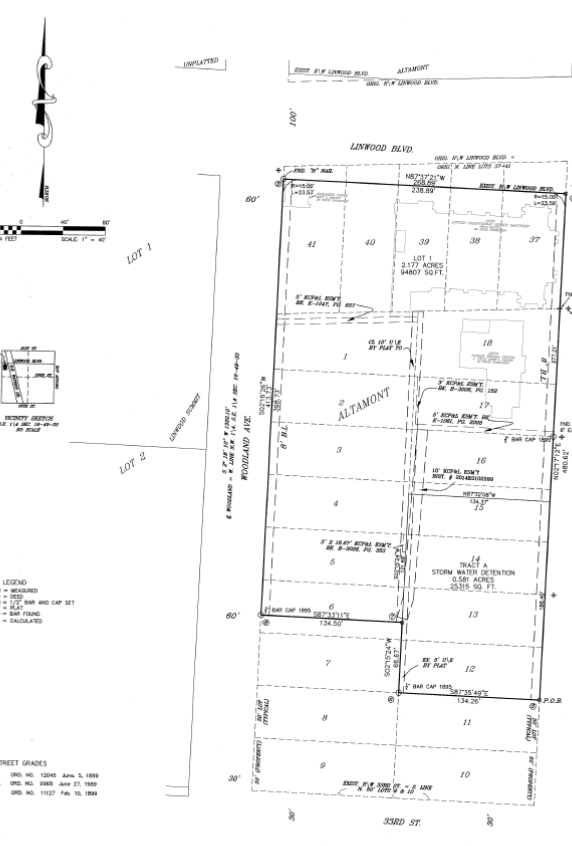
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EXISTING STREET GRADES
Linwood Blvd. GDS NO. 12040 June 5, 1989
Woodland Ave. GDS NO. 9569 June 27, 1989
Michoud Ave. GDS NO. 11127 Feb. 10, 1994

GREG GRANT R.L.S.
14343 2450 ROAD
FONTANA, KANSAS
913-558-3408 Fax 913-757-2310

