

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220410

Ordinance Number

Brief Title

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

Specific Address Approximately 2.269 acres generally located on the west side of Highland Ave from E. 24th Street to E. 25th Street, creating 2 lots and 1 tract	Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development
Reason for Project This final plat application was initiated by Urban Neighborhood Initiative Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 2 lot multi-family subdivision.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 5(JA) Barnes, Parks-Shaw Other districts (school, etc.) Kansas City Missouri 110
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 Case No. CD-CPC-2021-00182 – Ordinance No. 220013 (January 23, 2022) – A request to rezone approximately 2.276 acres on the east side of Highland Avenue in between 24th Street to the north of 25th Street to the south from District UR to District UR to approve an amendment to a previously approved development plan and a preliminary plat to create two (2) lots for construction of thirty-nine (39) residential units.	Applicants / Proponents Applicant(s) Urban Neighborhood Initiative 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 March 3, 2022 ☐ 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 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 platting to create two residential lots for 39 residential units on 2.27 acres of previously undeveloped parcels. The proposed development will increase the area of impervious surfaces through the use of pavement and buildings. The existing peak rate of storm water discharge and total runoff volume discharging the property will be maintained after development. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development. Written by Lucas Kaspar, PE
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: May 5, 2022

Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00062

