

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

Ordinance Number

Brief Title

Approving the plat of Green Hills Plaza Second Plat, an addition in Kansas City, Platte, Missouri

<p>Specific Address Approximately 2.20 acres generally located near N. Green Hills Road and N.W. Barry Road, creating 1 lot and 2 tracts.</p> <p>Reason for Project This final plat application was initiated by GH14 LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a commercial use.)</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>PREVIOUS CASE:</p> <p>Case No. 14868-P-1 – Committee Substitute Ordinance No. 170981 was passed by the City Council on December 14, 2017 and approved a development plan on about 14.5 acres, in Districts B3-3 (Community Business 3 dash 3) and B4-1 (Heavy Business/Commercial 4 dash 1), generally located at the southeast corner of NW Barry Road and N. Green Hills Road, to allow for retail commercial development and climate controlled self-storage facility.</p> <p>This final plat is in substantial conformance with the current approved development plan, Case No. 14868-P-1.</p>

<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide</p> <p>Council District(s) 2 (PL) – Loar, Fowler</p> <p>Other districts (school, etc.) Platte County R-III</p>
<p>Applicants / Proponents</p>	<p>Applicant(s) GH14 LLC</p> <p>City Department City Planning and Development</p> <p>Other</p>
<p>Opponents</p>	<p>Groups or Individuals None Known</p> <p>Basis of Opposition</p>
<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission</p> <p>August 4, 2020</p> <p><input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
<p>Council Committee Actions</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

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 platting private improvements for a commercial development on 2 acres of previously undeveloped property to create one lot and two storm water detention tracts. The storm water detention facility will assure that the pre-development peak discharge rate and total volume will not be exceeded after development of the site. This development will increase the tax base for the developed lot.</p> <p>Written by Lucas A. Kaspar, PE</p>

Fact Sheet Prepared by:

Pam Powell

Principal Engineering Technician

Date:

September 8, 2020

Reviewed by:

Lucas A. Kaspar, PE
Plans Review Supervisor
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers:

Case No. 14868-P-1 Development Plan

Case No. CLD-FnPlat-2020-00022 Final Plat