

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

Specific Address Approximately 2.20 acres generally located near N. Green Hills Road and N.W. Barry Road, creating 1 lot and 2 tracts.	Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development										
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.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 2 (PL) – Loar, Fowler Other districts (school, etc.) Platte County R-III										
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. PREVIOUS CASE: 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. This final plat is in substantial conformance with the current approved development plan, Case No. 14868-P-1.	<table border="1"> <tr> <td data-bbox="808 751 1029 1031"> Applicants / Proponents </td> <td data-bbox="1029 751 1563 1031"> Applicant(s) GH14 LLC City Department City Planning and Development Other </td> </tr> <tr> <td data-bbox="808 1031 1029 1247"> Opponents </td> <td data-bbox="1029 1031 1563 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 1563 1409"> <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against: </td> </tr> <tr> <td data-bbox="808 1409 1029 1650"> Board or Commission Recommendation </td> <td data-bbox="1029 1409 1563 1650"> By: City Plan Commission August 4, 2020 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions </td> </tr> <tr> <td data-bbox="808 1650 1029 1911"> Council Committee Actions </td> <td data-bbox="1029 1650 1563 1911"> <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 </td> </tr> </table>	Applicants / Proponents	Applicant(s) GH14 LLC City Department City Planning and Development Other	Opponents	Groups or Individuals None Known Basis of Opposition	Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:	Board or Commission Recommendation	By: City Plan Commission August 4, 2020 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions	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
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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:
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Principal Engineering Technician

Date:
September 8, 2020

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

Case No. 14868-P-1 Development Plan

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

