

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

160504

Ordinance Number

Brief Title

Approving the plat of 63rd Street Townhomes, an addition in Kansas City, Jackson County, Missouri

Specific Address Approximately 0.5 acres generally located at the southeast corner of E. 63 rd Street and Oak Street, creating five lots.	Sponsor City Development
Reason for Project This final plat application was initiated by 63 rd Street Townhomes, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct five townhomes.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 6 (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 plat can be added to the consent agenda. Case 731-S – Ordinance No. 160013 was passed by the City Council on January 28, 2016 approving the 63 rd Street Corridor PIEA General Development Plan for an area of about 15 acres on either side of E 63 rd St between Oak St and Troost Ave, including the subject property. Case 10771-UR-2 – Ordinance No. 160014 was passed by the City Council on January 28, 2016 approving a rezoning to District UR and a preliminary development plan for a five-unit townhome building. Case 10771-UR-2-AA – On April 19, 2016, staff approved a final plan District UR for five townhouses. Case SD1534 – 63rd Street Townhomes Preliminary Plat – On May 25, 2016 the Development Review Committee approved a preliminary plat creating five residential lots in District UR.	Applicants / Proponents Applicant(s) 63 rd Street Townhomes, 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 June 21, 2016 <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input 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

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 platting residential townhome lots on previously developed property. The first 1.5 inches of runoff will be detained on-site via an underground system. The storm water detention facility will assure that the pre-development peak discharge rate and volume will not be exceeded after development of the site. As part of the development, an assessment of the existing conditions of the perimeter curb and gutter, sidewalk and drive approaches will be made. Any of these elements found not in compliance with current City standards, must be removed and replaced. 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

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:

Pam Powell

Date:

June 24, 2016

Reviewed by:

Brett A. Cox, PE, Division Manager
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers:

