

COMMUNITY PROJECT/REZONING

Ordinance Number

Ordinance Fact Sheet

Case No. CD-ROW-2021-00031

A request to vacate a portion of an alley in District UR (Urban Redevelopment) generally located north of E. 31st Street in between Gillham Road to the west and Cherry Street to the east, to allow for construction of 163 apartment units. (Case No. CD-ROW-2021-00031)

Details

Location: generally located north of E. 31st Street in between Gillham Road to the west and Cherry Street to the east.

Reason for Legislation: A request to approve a right-of-way vacation requires approval from city council.

The Commission recommended that this application be approved with conditions:

1. The developer shall retain utility easement and protect facilities owned and operated by Evergy.
2. The developer shall retain an easement or relocate facilities, at the developer's expense, owned and operated by ATT.
3. The developer shall retain utility easement and protect facilities owned and operated by Charter.
4. The developer shall obtain Service Line Kill Permit for Reg. 85544 and Reg. 82283 prior to issuance of demolition permit or building permit, whichever occurs first.
5. The developer shall coordinate with Evergy to provide a source of power to the existing streetlight poles (SBF0267, SBF0269, SBF0270) owned and operated by KCMO Department of Public Works.

See staff report for details.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	4 th District (Shields, Bunch)
Applicants / Proponents	Applicant Lamin Nyang Taliaferro & Brown 1020 E 8 th St. Kansas City, MO 64106 City Department City Planning & Development Other
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against: spot zoning; not in compliance with the area plan recommendation, etc.
Board or Commission Recommendation	City Plan Commission (5-0) 2-15-2022 By Baker, Beasley, Crawl, Enders, Rojas <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input checked="" type="checkbox"/> For, with revisions or conditions (see details column for 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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Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

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Appropriation Account Codes	

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Fact Sheet Prepared By: Genevieve Kohn Planner	Date: 2/17/2022	
Reviewed By: Joe Rexwinkle, AICP Division Manager Development Management	Date: 2/17/2022	Initial Application Filed: 8/27/2021 City Plan Commission: 2/15/2022 Revised Plans Filed: N/A
Reference Numbers: Case No. CD-ROW-2021-00031		