

# COMMUNITY PROJECT/REZONING

Ordinance Number 210455

## Ordinance Fact Sheet

**Case No.** CD-CPC-2021-00058

### Brief Title

A request to approve a development plan which also acts as a preliminary plat to create seven (7) residential lots with deviations from required lot and building standards in District R-6 (Residential 6) on about 0.427 acres, generally located on the east side of Mercier Street, in between W. 18th Street to the north and W. 20th Street to the south. (CD-CPC-2021-00058)

### Details

**Location:** generally located on the east side of Mercier Street, in between W. 18th Street to the north and W. 20th Street to the south.

**Reason for Legislation:** Development Plan and Preliminary Plat require City Council approval.

### The Commission made a tie vote with the following conditions:

1. That deviations are hereby granted to the minimum lot area as follows:
  - a. For Lot 99 in the amount of 3025 square feet from 6,000 square feet to 2975 square feet.
  - b. For Lot 100 in the amount of 3131 square feet from 6,000 square feet to 2869 square feet.
  - c. For Lot 101 in the amount of 3235 square feet from 6,000 square feet to 2765 square feet.
  - d. For Lot 102 in the amount of 3340 square feet from 6,000 square feet to 2660 square feet.
  - e. For Lot 103 in the amount of 3445 square feet from 6,000 square feet to 2555 square feet.
  - f. For Lot 104 in the amount of 3549 square feet from 6,000 square feet to 2451 square feet.
  
2. That deviations are hereby granted to the minimum lot width as follows:
  - a. For Lot 99 in the amount of 26.14 feet from 50 feet to 23.86 feet.
  - b. For Lot 100 in the amount of 26.15 feet from 50 feet to 23.85 feet.
  - c. For Lot 101 in the amount of 26.15 feet from 50 feet to 23.85 feet.
  - d. For Lot 102 in the amount of 26.15 feet from 50 feet to 23.85 feet.
  - e. For Lot 103 in the amount of 26.15 feet from 50 feet to 23.85 feet.
  - f. For Lot 104 in the amount of 26.14 feet from 50 feet to 23.86 feet.

3. The developer shall secure approval of a street tree planting plan from the City Forester and plant

### Positions/Recommendations

<b>Sponsors</b>	Jeffrey Williams, AICP, Director Department of City Planning & Development
<b>Programs, Departments or Groups Affected</b>	4 <sup>th</sup> District (Shields, Bunch)
<b>Applicants / Proponents</b>	<p><b>Applicant</b> Chris Holmquist Olsson 1301 Burlington, Ste 100 North Kansas City, MO 64116</p> <p><b>City Department</b> City Planning &amp; Development</p> <p><b>Other</b></p>
<b>Opponents</b>	<b>Groups or Individuals</b>
	<b>Basis of Opposition</b>
<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	<b>Reason Against</b>
<b>Board or Commission Recommendation</b>	City Plan Commission (3-3) 5-4-2021 By Aye: Allender, Crowl, Enders, Nay: Beasley, Hill, Rojas
	<input type="checkbox"/> For <input type="checkbox"/> Against <input checked="" type="checkbox"/> No Action Taken  <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
<b>Council Committee Actions</b>	<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

according to said plan prior to recording the final plat.

4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate.

**See Staff Report for more information.**

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	<input type="checkbox"/> <b>Do not pass</b>
<b>Policy or Program Change</b>	<input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>
<b>Operational Impact Assessment</b>	

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b>	
<b>Financial Impact</b>	
<b>Funding Source(s) and</b>	

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Appropriation Account Codes	

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**Fact Sheet Prepared By:**      **Date:** 5/14/2021

Xue Wood  
Staff Planner

**Reviewed By:**                      **Date:** 5/14/2021

Joe Rexwinkle, AICP  
Division Manager  
Development Management

**Initial Application Filed:** 3/19/2021

**City Plan Commission:** 5/4/2021

**Revised Plans Filed:** 4/14/2021

**Reference Numbers:**

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