

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220719

Ordinance Number

Brief Title

Approving the plat of Wonderland Apartments Plat an addition in Kansas City, Jackson County, Missouri

Specific Address Approximately 1.022 acres generally located at the northeast corner of Broadway Boulevard and West 20th Street. Creating 1 Lot	Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development
Reason for Project This final plat application was initiated by Denalli III, LLC in order to subdivide the property in accordance with the city codes and state statutes. The Developer intends to construct a 209 unit multi-family development.	Programs, Departments, or Groups Affected City-Wide Council District(s) 4(JA) Robinson - Shields Other districts (school, etc.) Kansas City Missouri 110
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. CONTROLLING CASE Case No. 14767 UR Plan- Ordinance NO. 170060 approved a rezoning of an area of approximately .99 acres generally located on the east side of Broadway Boulevard between West 19th Terrace on the north and West 20th Street on the south from District M1-5 to District UR and approving a development plan that allows for an apartment building with 228 units and a parking garage.	Applicants / Proponents Applicant(s) Denalli III, LLC City Department City Planning and Development Other
	Opponents Groups or Individuals None Known Basis of Opposition
	Staff Recommendation ☒ For ☐ Against Reason Against:
	Board or Commission Recommendation By: City Plan Commission August 2, 2022 ☐ Approval ☐ Denial ☒ Approval, with conditions
	Council Committee Actions ☐ Do Pass ☐ Do Pass (as amended) ☐ Committee Sub. ☐ Without Recommendation ☐ Hold ☐ Do not pass

Details

Policy / Program Impact

Policy or Program Change N/A	☒ No ☐ 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?	☒ Yes ☐ No

	How will this contribute to a sustainable Kansas City?	This project consists of platting private improvements for the creation of 209 multi-family residential units on previously developed property. The first 1.5 inches of runoff will be detained on site via an underground system. The stormwater 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. Sanitary sewer improvements will also be made to the public system to serve the development. This development will improve the existing site while providing an increased tax base for the City. Written by Lucas Kaspar, PE
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: August 16, 2022

Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2022-00027

