

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

210918

Ordinance Number

**Brief Title**

Approving the plat of Carondelet Three Lot Three Replat, an addition in Kansas City, Jackson County, Missouri

<p><b>Specific Address</b> Approximately 4.323 acres generally located south of Interstate 435 and at the northeast corner of Carondelet Dr. and State Line Road, creating 2 lots.</p>	<p><b>Sponsor</b></p>	<p>Jeffrey Williams, AICP, Director Department of City Planning &amp; Development</p>
<p><b>Reason for Project</b> This final plat application was initiated by VanTrust Real Estate, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 2 lot commercial subdivision.)</p>	<p><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b>  <b>Council District(s)</b> 6(JA) McManus - Bough  <b>Other districts (school, etc.)</b> Center 120</p>
<p><b>Discussion</b> 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.</p> <p><b>CONTROLLING CASE</b> Case No. CD-CPC-2021-00097 – On August 17, 2021 City Plan Commission approved with conditions a development plan that also acts as a preliminary plat to allow redevelopment of the site and to create two lots for financial services and office uses in District B2-2.</p> <p><b>RELEVANT CASES</b> Case No. CD-CPC-2021-00096 – On August 17, 2021 City Plan Commission approved with modifications a request to approve a rezoning without plan from B2-2) / R-0.5 to B2-4 to allow redevelopment for financial services and office uses on about 4.398 acres generally located at the northeast corner of State Line Road and Carondelet Road.</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> VanTrust Real Estate, LLC  <b>City Department</b> City Planning and Development  <b>Other</b></p>
	<p><b>Opponents</b></p>	<p><b>Groups or Individuals</b> None Known  <b>Basis of Opposition</b></p>
	<p><b>Staff Recommendation</b></p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <b>Reason Against:</b></p>
	<p><b>Board or Commission Recommendation</b></p>	<p><b>By: City Plan Commission</b> September 21, 2021  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p><b>Council Committee Actions</b></p>	<p><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</p>

**Details**

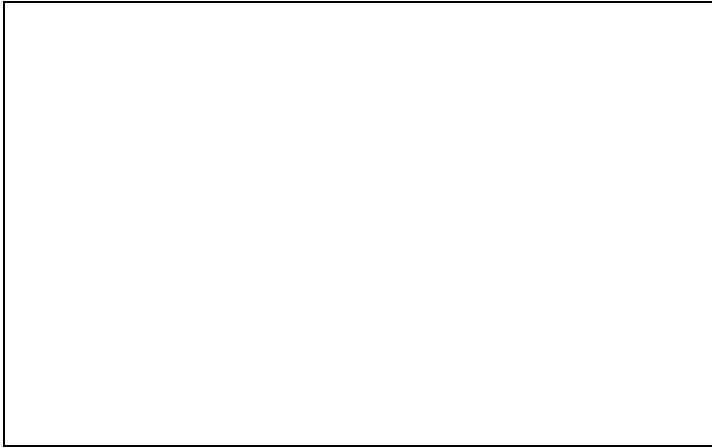
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**Policy / Program Impact**

<b>Policy or Program Change</b> N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<b>Operational Impact Assessment</b> N/A	

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b> N/A	
<b>Financial Impact</b> N/A	
<b>Fund Source and Appropriation Account Costs</b> N/A	
<b>Is it good for the children?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



<b>How will this contribute to a sustainable Kansas City?</b>	<p>This final plat in District B2-4 (Business 2) proposes to create one commercial lot on about 5 acres generally located northeast corner of Carondelet Drive and State Line Road. The peak flow rate and total volume of storm water will be maintained at or below the existing conditions.</p> <p>Written by Lucas Kaspar, PE</p>
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**Project Start Date**

**Projected Completion or Occupancy Date**

**Fact Sheet Prepared by:**  
Thomas Holloway

**Date:** October 5, 2021

**Reviewed by:**  
Lucas Kaspar, PE,  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:**

