

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

--

Ordinance Number

Brief Title	Approval Deadline	Reason
-------------	-------------------	--------

Case No 4817-CP-4

### Details

<p><b>Specific Address</b></p> <p>Generally located on the east side of N. Antioch Road between I-35 and NE 43rd Street</p>
<p><b>Reason for Legislation</b></p> <p>To consider amending a previously approved development plan in District CP-2 (Local Planned Business Center), to allow for conversion of a convenience store to automobile sales, in addition to existing motel and restaurant uses.</p>
<p><b>Discussion</b></p> <p>The CP district is about 5.78 acres and is located on the east side of N. Antioch Road between I-35 and NE 43<sup>rd</sup> Street. The CP district consists of two separate ownerships in two phases. Phase I is the Inn Towne Lodge with restaurant now Extended Stay Inn. Phase II is a gas station now Sinclair. The vacant Sinclair gas station is located at the northeast corner of NE 43<sup>rd</sup> Street and N. Antioch Road. The Extended Stay Inn is adjacent to, and east of the station, also fronting on NE 43<sup>rd</sup> Street. In researching the files, it appears that a gas station, motel and restaurant have been on the site since 1967.</p> <p>On August 8, 2003, with Ordinance No. 030829, the City Council approved the amendment to a development plan in District CP-2 on about 5.78 acres to allow for the expansion of a service/convenience store. The motel and restaurant portion of this plan did not change.</p> <p>The vacant Sinclair gas station lot is irregularly shaped with about 150 feet of frontage on NE 43<sup>rd</sup> Street and about 300 feet of frontage on N. Antioch Road. The lot is about 0.9 acres. North Antioch Road is a state route (Mo Rte 1). Just north of the site is the eastbound on-ramp to I-35. There are two access drives from N. Antioch Road and one from NE 43<sup>rd</sup> Street. There is no connection between the service station and the lodge to the east within the same CP district. A canopy extending from the building covers the islands. The landscaping is mature. There is a stand of large evergreen trees between the station and the Inn. It appears that some of the trees were either removed or have died. There are sidewalks on N. Antioch Road or NE 43<sup>rd</sup> Street.</p>

### Positions/Recommendations

<b>Sponsor</b>	Tom Coyle, AICP, Director Department of City Planning and Development
<b>Programs, Departments, or Groups Affected</b>	1st Council District (Hermann, Skaggs)
<b>Applicants / Proponents</b>	<p><b>Applicant</b> Jeff Schroeder Scharhag Architects 310 Armour Road, #218A North Kansas City, Mo. 64116</p> <p><b>City Department</b> City Development</p> <p><b>Other</b></p>
<b>Opponents</b>	<p><b>Groups or Individuals</b></p> <p><b>Basis of opposition</b></p>
<b>Staff Recommendation</b>	<p><input checked="" type="checkbox"/> <b>For</b> with conditions</p> <p><input type="checkbox"/> <b>Against</b></p> <p><b>Reason Against</b></p>
<b>Board or Commission Recommendation</b>	<p>City Plan Commission (6-0) 11-16-2010</p> <p><b>By</b> Cook, Macy, Krum, Asjes, Myers, Baker Hughes</p> <p><input type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <input type="checkbox"/> <b>No action taken</b></p> <p><input checked="" type="checkbox"/> <b>For, with revisions or conditions</b> (see details column for conditions)</p>
<b>Council Committee Action</b>	<p><input type="checkbox"/> <b>Do pass</b></p> <p><input type="checkbox"/> <b>Do pass (as amended)</b></p> <p><input type="checkbox"/> <b>Committee Sub.</b></p> <p><input type="checkbox"/> <b>Without Recommendation</b></p> <p><input type="checkbox"/> <b>Hold</b></p> <p><input type="checkbox"/> <b>Do not pass</b></p>

(Continued on reverse side)

**Details**

**Discussion**

The applicant wants to amend the existing development plan to allow for used automobile sales at this location. There are no proposed changes to the existing Phase I, Extended Stay Inn. There are no proposed changes to the existing Sinclair gas station building or the site. The plan shows a 2 foot high pipe fence with bi-parting swing gates at all three driveways.

The owner of the Extended Stay Inn, which is Phase I of this development is objecting to the use of property as a used car lot. If the applicant is not the legal owner of record of the property being considered by the City Plan Commission, a consent form signed by the owner and witnessed by a Notary Public must be filed with the application. The consent form grants the CPC permission to consider the case and binds the property owner to any conditions of approval that may result. The applicant was informed that the consent of the owner will be required or that the provisions of Article V, C of the City Plan Commission Rules and Regulations will have to be met.

**How will this contribute to a sustainable Kansas City?**

This amendment proposes to utilize an existing vacant building.

**Policy/Program Impact**

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

**Finances**


**Fact Sheet Prepared By:**

Jacob R. Dobsch  
Staff Planner

**Date:** 10-28-08

Initial application filed 11-16-2010  
Revised plans per CPC received 12-27-2010

**Reference Numbers**

**Case No 4817-CP-4**

DISCUSSION (continued)

# CONTRACT

## Ordinance Fact Sheet



**Brief Title**

**Approval Deadline**

**Reason**

### Details

**Reason for Contract**

**Discussion** (explain all financial aspects of the proposed legislation, including future implications, any direct/indirect costs, specific account numbers, ordinance references, and budget page numbers.)

### Roles and Responsibilities

Sponsor	
Department or Programs Affected	
Recommended Awardee	
Contract Compliance Certification Obtained?	<input type="checkbox"/> No <input type="checkbox"/> Yes
Opponents	Groups or Individuals  Reason for Opposition
Responsibilities	Design Engineering:  Inspections:  Construction or Project Management:  Service Monitoring:

### Policy/Program Impact

Policy or Program Emphasis Change	<input type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	

*(Continued on reverse side)*

**Details**

**Estimated Duration of Contract:**

**Fact Sheet Prepared by:**

**Date:**

**Reviewed by:**

**Date:**

**Reference Numbers:**

**Finances**

City's Estimate of Cost			\$
Bid or Proposal Data	<i>Lowest Contract Cost Submitted</i>		\$
	<i>No. of Proposals Considered</i>		
	<i>Reason for rejecting lowest contract cost submitted</i>		
	Other Bidders or Contractors Considered	Contract Costs Submitted	
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
Fund Sources and Appropriation Account Codes For This Contract			
Source of Future Operating Funds			
Maximum Amount of Proposed Contract			\$
Amount of Contingency			\$
Engineering & Administration			\$
<b>TOTAL</b>			<b>\$</b>

**Council Committee Actions**

Do Pass	<input type="checkbox"/>	<input type="checkbox"/>	Hold
Do Pass (as amended)	<input type="checkbox"/>	<input type="checkbox"/>	W/o Recommendation
Committee Sub.	<input type="checkbox"/>	<input type="checkbox"/>	Do Not Pass

# BUDGET ADJUSTMENT

## Ordinance Fact Sheet

Ordinance Number

Brief Title

Approval Deadline

Reason

### Details

Reason for Adjustment

**Discussion** (explain all financial aspects of the proposed legislation, including future implications, any direct/indirect costs, specific account numbers, ordinance references, and budget page numbers.)

Department, Program, or Accounts Affected

Sponsor

From/Transferor(s) or Fund Title(s)

To/Transferee(s) or Fund Title(s)

Policy / Program Impact

Policy or Program  
Emphasis Change

No       Yes

Operational  
Impact  
Assessment

Council Committee Actions

Do Pass                       Hold  
 Do Pass (as amended)       w/o Recommendation  
 Committee Sub.               Do Not Pass

Fact Sheet prepared by: \_\_\_\_\_ Date \_\_\_\_\_

Fact Sheet reviewed by: \_\_\_\_\_ Date \_\_\_\_\_

Reference Numbers