

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

Ordinance Number

**Brief Title**

Approving the plat of 29 Gillham, an addition in Kansas City, Jackson County, Missouri

<p><b>Specific Address</b> Approximately 0.611 acres generally located at the southeast corner of W 29<sup>th</sup> Street and Gillham Road, creating one (1) lot for 22 residential units.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;"><b>Sponsor</b></td> <td>City Development</td> </tr> <tr> <td><b>Programs, Departments, or Groups Affected</b></td> <td> <b>City-Wide</b>   <b>Council District(s)</b> 4 (JA)   <b>Other districts (school, etc.)</b>                      Kansas City                 </td> </tr> <tr> <td><b>Applicants / Proponents</b></td> <td> <b>Applicant(s)</b>                      2901 Gillham Row, LLC   <b>City Department</b>                      City Planning and Development   <b>Other</b> </td> </tr> <tr> <td><b>Opponents</b></td> <td> <b>Groups or Individuals</b>                      None Known   <b>Basis of Opposition</b> </td> </tr> <tr> <td><b>Staff Recommendation</b></td> <td> <input checked="" type="checkbox"/> For  <input type="checkbox"/> Against                      Reason Against:                 </td> </tr> <tr> <td><b>Board or Commission Recommendation</b></td> <td> <b>By: City Plan Commission</b>                       September 3, 2013   <input checked="" type="checkbox"/> Approval  <input type="checkbox"/> Denial  <input type="checkbox"/> Approval, with conditions                 </td> </tr> <tr> <td><b>Council Committee Actions</b></td> <td> <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                 </td> </tr> </table>	<b>Sponsor</b>	City Development	<b>Programs, Departments, or Groups Affected</b>	<b>City-Wide</b>  <b>Council District(s)</b> 4 (JA)  <b>Other districts (school, etc.)</b> Kansas City	<b>Applicants / Proponents</b>	<b>Applicant(s)</b> 2901 Gillham Row, LLC  <b>City Department</b> City Planning and Development  <b>Other</b>	<b>Opponents</b>	<b>Groups or Individuals</b> None Known  <b>Basis of Opposition</b>	<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:	<b>Board or Commission Recommendation</b>	<b>By: City Plan Commission</b>  September 3, 2013  <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> Approval, with 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 <input type="checkbox"/> Do not pass
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<p><b>Reason for Project</b> This final plat application was initiated by 2901 Gillham Row, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct 22 residential units.)</p>															
<p><b>Discussion</b> This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This ordinance was not introduced 9 days after City Plan Commission approval to allow the applicant time to provide proof that an associated lot split and condominium plat were both recorded at the County. This plat can be added to the consent agenda.</p> <p><b>Case No. 202-S-15</b> – Resolution No. 031194, passed November 20, 2003, amended the Beacon Hill/Longfellow Area Plan by changing the subject area from Low Density Residential, Medium Density Residential, Retail Commercial and Public and Semi-Public to Low Density Residential, Retail Commercial and Public and Semi-Public.</p> <p><b>Case No. 600-S</b> – CS Ordinance No. 031193, passed November 20, 2003, approved the Gillham Row PIEA Planned Industrial Expansion Authority Development Plan.</p> <p><b>Case No. 13031-URD</b> – Ordinance No. 031195, passed November 20, 2003, rezoned the subject 3 acres from District C-3a2 and M-1 to District URD (Urban redevelopment district) and approved a development plan. (Note: This is the approved URD development plan.)</p> <p><b>Case No. 13031-URD-AA</b> – Site Plan approval on December 16, 2003, of the 30 Gillham Row Condominiums located north of McGee Trafficway and east of Gillham Road. (This is the approved Site Plan.)</p> <p><b>Case No. 13031-URD-AA-1</b> – Site Plan approval on December 16, 2003, of the Triangle Townhomes in Gillham Row, located north of McGee Trafficway and west of Cherry Street.</p>															

**Details**

**Case No. 13031-URD-AA-2** – Site Plan approval on December 16, 2003, of the Battery Lofts in Gillham Row, located south of 30<sup>th</sup> Street and east of Gillham Road.

**Case No. 13031-URD-AA-3** – Site Plan approval on May 27, 2004, of the Gillham Park Café, located on the east side of Gillham Road between McGee Trafficway and 30<sup>th</sup> Street.

**LS 1341** – Minor Subdivision, Lot line adjustment to remove 30.5 feet from 30 Gillham Row Condominium and place with proposed Lot 1, 29 Gillham. (Administratively approved on August 26, 2013.)

**SD1126B** – Condominium Plat – 30 Gillham Row Condominium Replat located at 2929 Gillham Road. (Administratively approved on May 6, 2014.)

**Policy / Program Impact**

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

**Finances**

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



<b>How will this contribute to a sustainable Kansas City?</b>	<p>This project consists of public and private improvements for a residential apartment development. The increase in stormwater runoff volume and water quality will be mitigated and achieved by on-site stormwater management facilities. The resumption of use of the property will preserve natural resources, eliminate vagrancy and increase financial resources. As part of the development, an assessment of the existing conditions of the perimeter curb and gutter, sidewalk and drive approaches will be made. If any of these elements are found not in compliance with current City standards, the project is obligated to remove and replace them. The removal and replacement of deteriorating infrastructure will eliminate erosion, discourage further deterioration and improve the overall aesthetics of the site. Property owners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing appreciation of their properties.</p> <p>Written by Brett A. Cox, PE</p>
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**Project Start Date**

**Projected Completion or Occupancy Date**

**Fact Sheet Prepared by:**  
Pam Powell

**Date:**  
July 21, 2015

**Reviewed by:**  
Brett A. Cox, PE, Senior Registered Engineer  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:**

