

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220009

Ordinance Number

Brief Title

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

<p>Specific Address Approximately 0.00 acres generally located 2.40, creating 1 lot.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by 5425 Prospect Ave, LLC in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a medical marijuana cultivation and extraction facility.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide</p> <p>Council District(s) 3(JA) Ellington - Robinson</p> <p>Other districts (school, etc.) Kansas City Missouri 110</p>
<p>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.</p> <p>CONTROLLING CASE Case No. 11745-P-7 – The City Council approved by Ordinance No. 980747 on July 30, 1998 allowed for rezoning an area of approximately 10 acres generally bounded by Indiana Avenue on the west, 23rd Street on the south and Interstate 70 on the north and east, from District URD (Urban Redevelopment District) to District M-1 (Light Industry). The proposed request is in substantial conformance to the controlling plan.</p> <p>RELATED RELEVANT CASES Case No. 242-S-7 - The City Council approved Resolution No. 100343 on May 27, 2010 Amending the Downtown East Area Plan to change the proposed land use from low density residential to industrial/commercial for an area of about 59 acres generally bounded by Benton Plaza on the north, Interstate 70 on the east, 24th Street on the south and College Avenue, Kansas Avenue and Bellefontaine Avenue on the west.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) 5425 Prospect Ave, LLC</p> <p>City Department City Planning and Development</p> <p>Other</p>
<p>Opponents</p>	<p>Groups or Individuals None Known</p> <p>Basis of Opposition</p>	
<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>	
<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission October 20, 2021</p> <p><input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>	
<p>Council Committee Actions</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

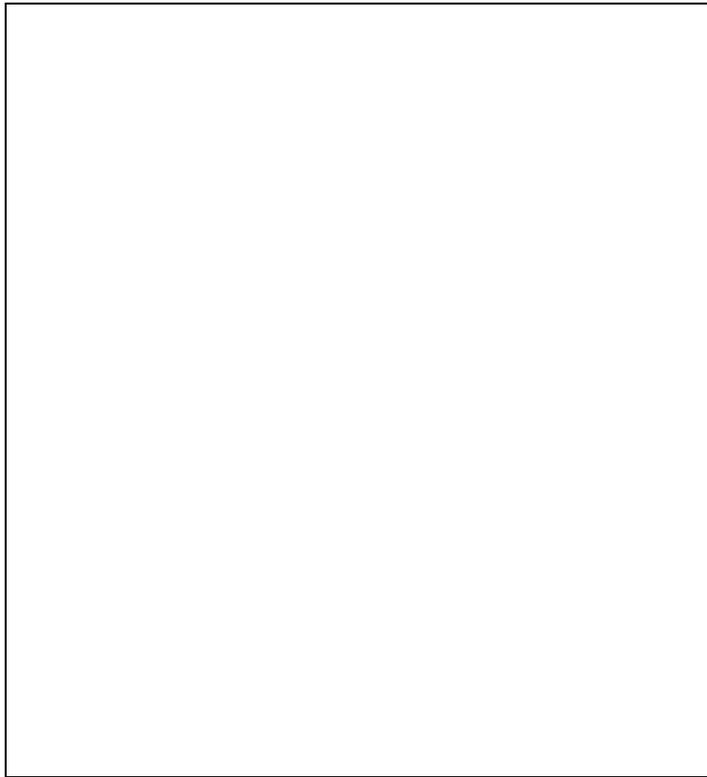
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Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of platting private improvements for a commercial development on previously developed property. The first 1.5 inches of runoff will be detained on-site. The storm water 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.</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: December 1, 2021

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

Reference or Case Numbers: CLD-FnPlat-2020-00032

