

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220174

Ordinance Number

Brief Title

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

<p>Specific Address Approximately 0.427 acres generally located at on the east side of Mercier Street between W. 18th Street to the north and W. 20th Street to the south, creating 7 lots.</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 Lambie Custom Homes, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 7 lot single family home subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 4(JA) Bunch - Shields 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. CD-CPC-2021-00058 – On July 15, 2021 City Council approved Ordinance No. 210455 which is a development plan that acted as a preliminary plat for 0.427 acres land with six non-conforming lots. It is located on the east side of Mercier Street in between W. 18th Street to the north and W. 20th Street to the south. All lots have front yard facing Mercier Street and rear yard abutting an alley way to the east. There are existing water and sewer lines. The surrounding land use are single-family residential in all directions. The neighborhood was once downzoned to R-6 to exclusively aiming development of single-family residential; however, it made some lots nonconforming. The development plan created 7 lots to be platted on this site.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Lambie Custom Homes City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known 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 September 21, 2021 <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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of platting 7 single family lots on approximately 0.427 acres of previously undeveloped property. The developer has elected to construct the required Combined Sewer Overflow Detention on each lot for this development. These facilities will ensure that the storm water requirements for the development are met. This development will increase the tax base for the developed lots 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: February 10, 2022

Reviewed by:

Joe Rexwinkle

Land Development Division (LDD)

City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00033

