

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

140709

Ordinance Number

Brief Title

Approving the plat of Hospital Hill North, Block 2, an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 2.75 acres generally bounded by E. 21st Street, Campbell Street, E. 22nd Street and Charlotte Street, creating two lots.</p>	<p>Sponsor City Development</p>	
<p>Reason for Project This final plat application was initiated by Truman Medical Center, Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer is proposing a 4-story medical office or medical retail building with 22,500 SF per floor with a total of 90,000 SF and a parking structure with up to 300 parking spaces.)</p>	<p>Programs, Departments, or Groups Affected City-Wide Council District(s) 4 (JA) Other districts (school, etc.) Kansas City, MO</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>Case No. 14457-UR – Ordinance No. 140434, passed June 5, 2014, rezoned 19.5 acres generally located south of the KC Terminal Railway, west of Harrison Street, north of E. 22nd Street and east of Holmes Street, from districts R-0.5 (Residential 0.5), B4-5 (Heavy Business / Commercial dash 5) and M1-5 (Manufacturing 1 dash 5) to District UR (Urban Redevelopment District) and the approval of a development plan which also serves as a preliminary plat for hospital, office, retail, hotel and residential uses. Note: This is the controlling development plan for the site.</p>	<p>Applicants / Proponents Applicant(s) Truman Medical Center, Inc. City Department City Planning and Development Other</p>	
	<p>Opponents Groups or Individuals None Known Basis of Opposition</p>	
	<p>Staff Recommendation <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>	
	<p>Board or Commission Recommendation By: City Plan Commission August 19, 2014 <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> Approval, with conditions</p>	
	<p>Council Committee Actions <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

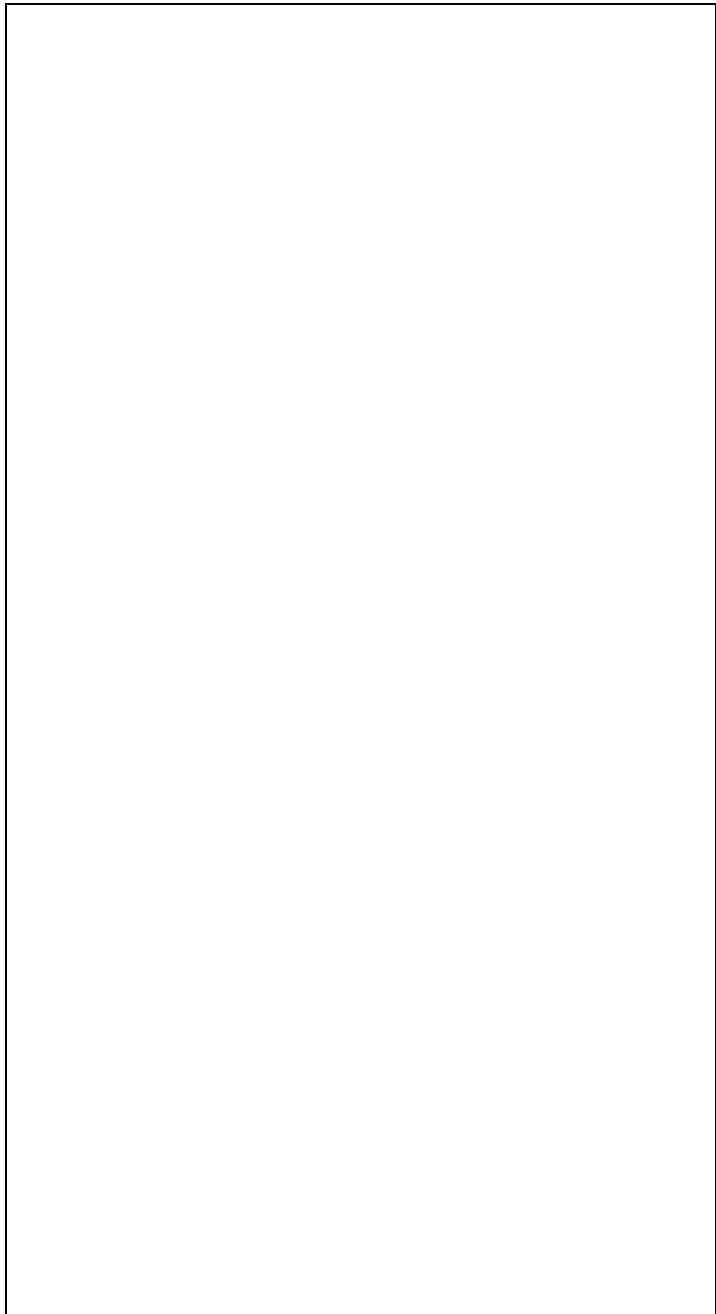
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Policy / Program Impact

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 public and private improvements for a commercial development on a previously developed site. Previous development on this property was composed almost entirely of impervious surfaces, such as buildings and parking areas. The proposed development will significantly increase the area of impervious surfaces through the addition of grass areas. The peak rate of storm water discharge and total runoff volume discharging to the public storm sewers will be reduced after re-development. 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.</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:
August 19, 2014

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

Reference or Case Numbers:

