

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

**220283**

Ordinance Number

**Brief Title**

Approving the plat of Highland Plaza East Fifth Plat, an addition in Kansas City, Clay County, Missouri

<p><b>Specific Address</b> Approximately 6.74 acres generally located at the southeast corner of North Ash Avenue approximately 550 feet north of Northeast Cookingham Road creating 1 lot</p>	<p><b>Sponsor</b></p>	<p>Jeffrey Williams, AICP, Director Department of City Planning &amp; Development</p>
<p><b>Reason for Project</b> This final plat application was initiated by Star Development Corporation, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 1 lot commercial subdivision.)</p>	<p><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b>  <b>Council District(s)</b> 1(CL) Hall – O’Neill  <b>Other districts (school, etc.)</b> Liberty 230</p>
<p><b>Discussion</b> 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><b>CONTROLLING CASE</b> Case No. CD-AA-2021-00148– On December 2, 2021 staff approved subject to conditions a minor amendment to the controlling plan that reduced the building size and consequently parking spaces within Highland Plaza East 5th Plat. This minor amendment reconfigured the buildings to allow for more open space and a drive through lane on the east side of the proposed building 4.</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> Star Development Corporation  <b>City Department</b> City Planning and Development  <b>Other</b></p>
	<p><b>Opponents</b></p>	<p><b>Groups or Individuals</b> None Known  <b>Basis of Opposition</b></p>
	<p><b>Staff Recommendation</b></p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <b>Reason Against:</b></p>
	<p><b>Board or Commission Recommendation</b></p>	<p><b>By: City Plan Commission</b> December 7, 2021  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p><b>Council Committee Actions</b></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**

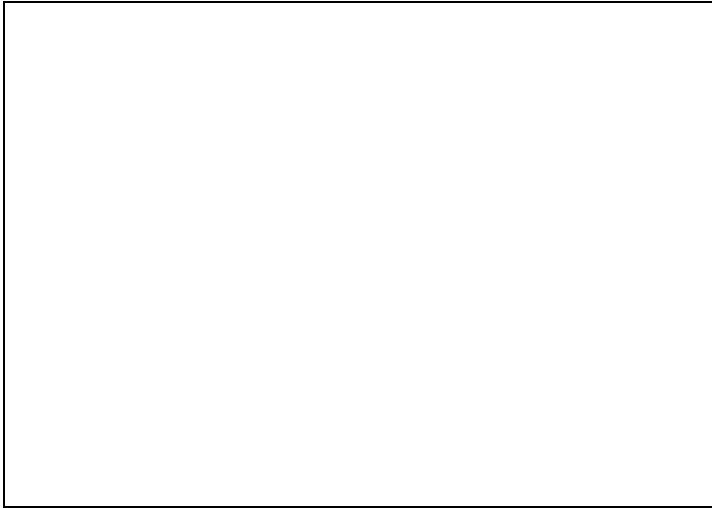
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**Policy / Program Impact**

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

**Finances**

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



<b>How will this contribute to a sustainable Kansas City?</b>	<p>This project consists of platting to create a single commercial lot and one tract on approximately 6.74 acres of previously undeveloped property. The storm water volume and peak flow will be maintained at or below existing rates upon the development of the site. This development will increase the tax base for the developed lot.</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:** March 23, 2022

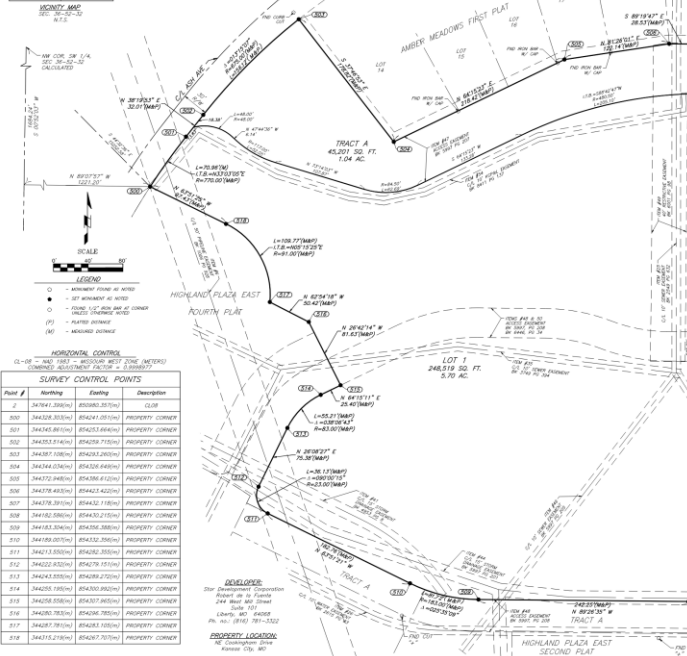
**Reviewed by:**  
Joe Rexwinkle  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:** CLD-FnPlat-2021-00054

**GENERAL SURVEY NOTES:**

- The report No. 22872A dated February 11, 2021 at 8:00 a.m. prepared by Thomas J. Murphy, PLS.
- Books of bearings were established by the Missouri State Plane Coordinate System from GPS observations.
- The subject property is located in Zone 1, as established by the NAD 83 datum shown available, as shown on the Missouri State Plane (MSP) COORDINATES, effective January 20, 2017.
- Subject property contains 283,720 square feet or 6.74 acres.

**FINAL PLAT**  
**HIGHLAND PLAZA EAST FIFTH PLAT**  
 SW 1/4, SECTION 36, TOWNSHIP 52 NORTH, RANGE 32 WEST  
 KANSAS CITY, CLAY COUNTY, MISSOURI



**PROPERTY CORNER POINTS**

Point #	Bearing	Distance	Description
1	S 89°54'30.00\"	854.815(104)	PROPERTY CORNER
2	S 89°54'30.00\"	854.815(104)	PROPERTY CORNER
3	S 89°54'30.00\"	854.815(104)	PROPERTY CORNER
4	S 89°54'30.00\"	854.815(104)	PROPERTY CORNER
5	S 89°54'30.00\"	854.815(104)	PROPERTY CORNER
6	S 89°54'30.00\"	854.815(104)	PROPERTY CORNER
7	S 89°54'30.00\"	854.815(104)	PROPERTY CORNER
8	S 89°54'30.00\"	854.815(104)	PROPERTY CORNER
9	S 89°54'30.00\"	854.815(104)	PROPERTY CORNER
10	S 89°54'30.00\"	854.815(104)	PROPERTY CORNER
11	S 89°54'30.00\"	854.815(104)	PROPERTY CORNER
12	S 89°54'30.00\"	854.815(104)	PROPERTY CORNER
13	S 89°54'30.00\"	854.815(104)	PROPERTY CORNER
14	S 89°54'30.00\"	854.815(104)	PROPERTY CORNER
15	S 89°54'30.00\"	854.815(104)	PROPERTY CORNER
16	S 89°54'30.00\"	854.815(104)	PROPERTY CORNER
17	S 89°54'30.00\"	854.815(104)	PROPERTY CORNER
18	S 89°54'30.00\"	854.815(104)	PROPERTY CORNER

**PROPERTY DESCRIPTION:**

A block of land in the Southwest Quarter of Section 36, Township 52 North, Range 32 West, in Kansas City, Clay County, Missouri, being more particularly described as follows: ...

**POINT OF BEGINNING:**

The intersection of the center line of the ...

**BOUNDARIES:**

The boundaries of the property described herein are as follows: ...

**ADVERSE CLAIMS:**

There are no adverse claims known to the undersigned ...

**WARRANTY:**

The undersigned warrants that the property described herein is his own and that he has the right to dispose of the same as he may see fit.

**APPROVALS:**

By Commission Expires: \_\_\_\_\_  
 City Planning Commission: \_\_\_\_\_  
 Director of Public Works: \_\_\_\_\_

**NOTICE TO CONTRACTORS**

**J & J SURVEY**

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