

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

Ordinance Number

Brief Title

Approving the plat of 44 Belleview, an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 1.53 acres generally located at the southwest corner of west 44th street and Belleview Avenue creating 1 lot.</p>	<table border="1" style="width: 100%;"> <tr> <td style="width: 25%;">Sponsor</td> <td>Jeffrey Williams, AICP, Director Department of City Planning & Development</td> </tr> <tr> <td>Programs, Departments, or Groups Affected</td> <td>City-Wide Council District(s) 4(JA) Bunch - Shields Other districts (school, etc.) Kansas City Missouri 110</td> </tr> <tr> <td>Applicants / Proponents</td> <td>Applicant(s) 44 Belleview, LLC City Department City Planning and Development Other</td> </tr> <tr> <td>Opponents</td> <td>Groups or Individuals None Known Basis of Opposition</td> </tr> <tr> <td>Staff Recommendation</td> <td><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</td> </tr> <tr> <td>Board or Commission Recommendation</td> <td>By: City Plan Commission April 17, 2018 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</td> </tr> <tr> <td>Council Committee Actions</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>	Sponsor	Jeffrey Williams, AICP, Director Department of City Planning & Development	Programs, Departments, or Groups Affected	City-Wide Council District(s) 4(JA) Bunch - Shields Other districts (school, etc.) Kansas City Missouri 110	Applicants / Proponents	Applicant(s) 44 Belleview, LLC City Department City Planning and Development Other	Opponents	Groups or Individuals None Known Basis of Opposition	Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:	Board or Commission Recommendation	By: City Plan Commission April 17, 2018 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions	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
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<p>Reason for Project This final plat application was initiated by 44 Belleview, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct mixed use multi-family/ residential/ office building.)</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. 14919-UR – Ordinance No. 180198 passed by City Council on April 12, 2018, rezone about 1.53 acre generally located at the southwest corner of W 44th Street and Belleview Avenue, to consider rezoning the site from District R-1.5 (residential dash 1.5) to District UR (Urban Redevelopment), and the approval of a development plan for a four (4) story mixed use building with a total of 138 dwelling units and parking garage.</p>															
<p>Analysys The applicant is proposing a final plat to consolidate the existing underlying platted lots. The lots that make up this plat are parts of Lot 31 through Lot 50 of Bunker Hill subdivision. The reason for the plat is to consolidate and replat the lots to allow for construction of a five story mixed use building with structured parking, 138 residential units and 3,400 square feet of retail. A total of 170 parking spaces are proposed. The current zoning is UR and the area plan recommends mixed use community and office/residential uses. The proposed density and uses are in compliance with the area plan recommendations.</p>															

Details

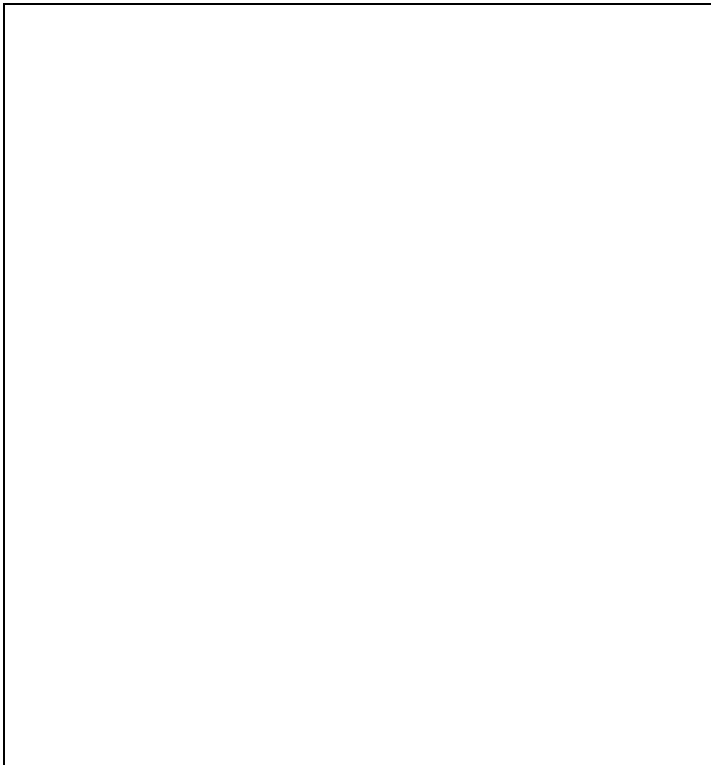
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Policy / Program Impact

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 mixed use development on previously developed property. The first 1.5 inches of runoff will be detained on-site via an underground system. 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 discourage further deterioration and improve the overall aesthetics of the site.</p> <p>Written by Amy Bunnell, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by: Thomas Holloway

Date: October 24, 2019

Reviewed by:

Amy Bunnell, PE,
Land Development Division (LDD)
City Planning & Development

