

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220089

Ordinance Number

Brief Title

Approving the plat of Staley Corners West First Plat, an addition in Kansas City, Clay County, Missouri

Specific Address Approximately 9.42 acres generally located at the NW corner of N.E. Barry Road and N. Indiana Ave, creating 3 lots and 1 tract.	Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development
Reason for Project This final plat application was initiated by Staley Corners LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 3 lot commercial subdivision.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 1(CL) O'Neill-Hall Other districts (school, etc.) North Kansas City 250
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. CONTROLLING CASE Committee Substitute No. 200183 on March 26, 2020 allowed for Rezoning and Development Plan/Preliminary Plat for the Staley Corners Development Plan. The proposed request is in substantial conformance to the controlling plan.	Applicants / Proponents Applicant(s) Staley Corners 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 November 16, 2021 <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

Details

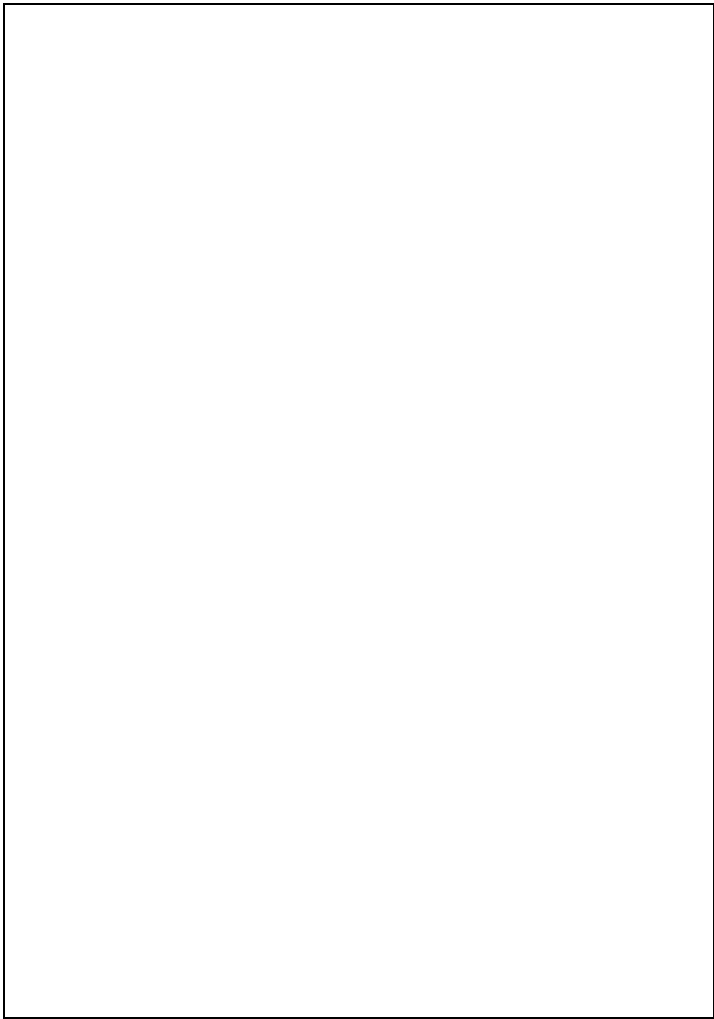
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Policy / Program Impact

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 3 lot commercial development, one private open space/detention tract on 31 acres of previously undeveloped property. The storm water detention facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</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: January 24, 2022

Reviewed by:
Joe Rexwinkle
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00043