

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

**140574**

Ordinance Number

**Brief Title**

Approving the plat of Hardesty Renaissance, an addition in Kansas City, Jackson County, Missouri

<p><b>Specific Address</b> Approximately 4.3 acres generally located south of Independence Ave and east of Hardesty Avenue, creating one nonresidential lot.</p>	<p><b>Sponsor</b></p>	<p>City Development</p>
<p><b>Reason for Project</b> This final plat application was initiated by Hardesty Renaissance Economic Development Corporation, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to rehabilitate and reuse the existing building on the proposed lot. The remainder of the preliminary plat area will be platted incrementally at later dates.)</p>	<p><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b>  <b>Council District(s)</b> 3 (JA)  <b>Other districts (school, etc.)</b> Kansas City, MO</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>Case No. SD1465 – Hardesty Renaissance Preliminary Plat</b> – Ordinance No. 140266 was passed by the City Council on April 10, 2014 and approved a preliminary plat on about 18 acres in District M1-5 (Manufacturing 1 (dash 5)) for Hardesty Renaissance.</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> Hardesty Renaissance Economic 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"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <b>Reason Against:</b></p>
	<p><b>Board or Commission Recommendation</b></p>	<p><b>By: City Plan Commission</b> July 15, 2014  <input checked="" type="checkbox"/> <b>Approval</b> <input type="checkbox"/> <b>Denial</b> <input type="checkbox"/> <b>Approval, with conditions</b></p>
	<p><b>Council Committee Actions</b></p>	<p><input type="checkbox"/> <b>Do Pass</b> <input type="checkbox"/> <b>Do Pass (as amended)</b> <input type="checkbox"/> <b>Committee Sub.</b> <input type="checkbox"/> <b>Without Recommendation</b> <input type="checkbox"/> <b>Hold</b> <input type="checkbox"/> <b>Do not pass</b></p>

**Details**

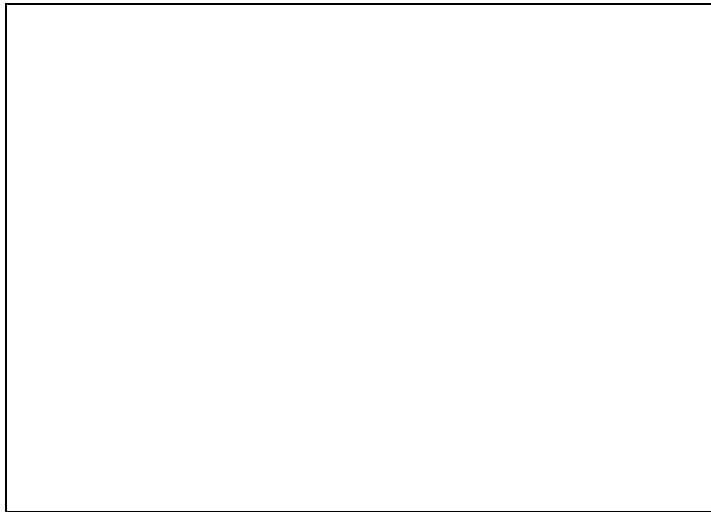
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**Policy / Program Impact**

<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 plat involves rehabilitating an existing building with one non-residential lot on 4.28-acre for a commercial use. This project will allow for re-use of an existing structure on the parcel. Paved parking is already provided and no new utility extensions are being proposed. Perimeter infrastructure is being examined and a report will detail where removal and replacement of deteriorated sidewalk, curb and gutter and drive approaches need to be replaced.</p> <p>Written by Stan Eiler, P.E., M.B.A.</p>
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**Project Start Date**

**Projected Completion or Occupancy Date**

**Fact Sheet Prepared by:**  
Pam Powell

**Date:**  
July 21, 2014

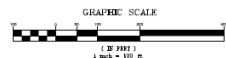
**Reviewed by:**  
Stan Eiler, P.E., M.B.A.  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:**



# FINAL PLAT OF HARDESTY RENAISSANCE

A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI  
NORTHEAST 1/4, SECTION 2, TOWNSHIP 49 NORTH, RANGE 33 WEST



EXISTING STREET GRADES		
STREET	ORDINANCE NO.	DATE
HARDESTY AVE INDEPENDENCE AVE TO E 9TH ST	XXXXX	XXXXXXXXXX
INDEPENDENCE AVE HARDESTY AVE EAST TO MCTR	XXXXX	XXXXXXXXXX
E 9TH STREET HARDESTY AVE TO MCTY	XXXXX	XXXXXXXXXX

LEGEND	
	FOUND MONUMENT AS SHOWN
	SET 1/2" BAY & CAP
	SCHEDULE OR FOUND "A" AS INDICATED
	PRELIMINARY PLAT
	CALCULATED CORNER
	PROPERTY LINE
	CALCULATED CORNER SPINDLE
	MEASURED LINE
	PROPERTY LINE
	RELATED LOT LINE
	CENTERLINE
	CORNER MONUMENT
	MISSOURI STATE PLANE COORDINATES, NAD 83
	COORDINATES ARE IN METERS (METERS TO FEET X 1.250033)

PLAT OF "HARDESTY RENAISSANCE" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. I HEREBY CERTIFY AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND FORESTRY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE: \_\_\_\_\_ RICKY E. GARD MO. L.S. No. 2069

**SUBMITTED 6-10-2014**  
  
**TALLAFIERO & BROWNE, INC.**  
 CONSULTING ENGINEERS-SURVEYORS  
 1100 E. 9TH ST., KANSAS CITY, MO. 64108  
 816-283-3454 FAX 816-283-0810

