

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

140167

Ordinance Number

Brief Title

Approving the plat of KCI Auto Auction, Plat 3, an addition in Kansas City, Platte County, Missouri

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| <p>Specific Address Approximately 59.05 acres generally located at the southeast quadrant of N Congress Avenue and NW 112th Street, creating 1 lot and 2 tracts.</p> | <p>Sponsor City Development</p> |
| <p>Reason for Project This final plat application was initiated by DMGD, LLC and GDDM, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer wants to park additional cars on the site for the auto auction function. To accomplish this, the existing lots and tracts are being re-configured to provide for one lot and two tracts.)</p> | <p>Programs, Departments, or Groups Affected City-Wide Council District(s) 2 (PL) Other districts (school, etc.) Park Hill</p> |
| <p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This ordinance was not introduced 9 days after City Plan Commission approval due to an outstanding condition listed in the CPC disposition letter. This plat can be added to the consent agenda.</p> <p>Case No. 13556-GP – Ordinance 060824, passed August 18, 2006 rezoned approximately 58.29 acres from District GP-7 (agricultural, low density residential) to District GP-1 (general industry) and to approve a development plan to allow for the development of 6 commercial buildings on 7 lots.</p> <p>Case No. 13556-GP-1 – On August 7, 2007 the City Plan Commission approved a final plan in District GP-1 (general industry) located at the southeast quadrant of N Congress Avenue and NW 112th Street on approximately 19.5 acres to allow for the development of one commercial building on one lot.</p> <p>Case No. SD1290 Final Plat, KCI Auto Auction – Ordinance 070991, passed October 4, 2007 approved a final plat in District GP-1 (general industry) on approximately 16.5 acres generally located at the southeast quadrant of N Congress Avenue and NW 112th Street.</p> <p>Case No. SD 1290A Final Plat, KCI Auto Auction 2nd Plat – Ordinance 080777, passed July 31, 2008, approved a final plat in District GP-1 on approximately 22.22 acres generally located at the southeast corner of NW 112th Street and N Congress Avenue to create two lots and one tract.</p> | <p>Applicants / Proponents Applicant(s) DMGD, LLC and GDDM, LLC 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 June 18, 2013 <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

Case No. 13556-GP-2 – Ordinance 090959, passed on January 28, 2010 approved an amendment to a previously approved preliminary development plan in District GP-1 (general industry) on about 59.06 acres generally located at the southeast corner of N Congress Avenue and NW 112th Street, to, to allow for building expansion and modification of the phasing plan.

Case No. 13556-GP-3 – On May 18, 2010, the City Plan Commission approved a final plan in District GP-1 (general industry) to allow for the development of 6 commercial buildings on 7 lots and the expansion of a previously approved building and to modify the existing phasing plan to combine Lots 1and 2 into one phase with four sub-phases generally located at the southeast quadrant of N Congress Avenue and NW 112th Street.

Case No. 13556-P-4 – Ordinance 130554 was passed on August 1, 2013 approved an amendment to a previously approved development plan on about 59.06 acres generally located at the southeast quadrant of N Congress Avenue and NW 112th Street in District M 2-3, previously known as District GP-1 (general industry) to allow for commercial buildings with vehicle storage areas.

Policy / Program Impact

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

Finances

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

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| | <p>How will this contribute to a sustainable Kansas City?</p> | <p>This project consists of private improvements for a commercial development on previously underutilized property. Stream setbacks will be maintained to the limits of the riparian corridor which will preserve the native vegetation and natural waterways. Surface runoff will be conveyed in designed open channels and private enclosed pipe as much as possible to allow infiltration and minimize the cost of infrastructure construction, thereby preserving natural and financial resources. The increase in stormwater run-off volume will be mitigated by installation of various types of BMP's, such as infiltration swales, sand filter strips, and re-established native vegetation. Two (2) stormwater detention facilities will assure that the pre-development peak discharge rate will not be exceeded after re-development of the site. One of the detention tracts will be expanded in area and volume to contain runoff due to the increase in imperviousness on-site, while protecting the limits of the nearby stream buffer boundary, in compliance with APWA 5600. Common green-space areas will be privately maintained. Property owner must adhere to the covenants and conveyance(s) related to the project to assure ongoing appreciation of their property.</p> <p>Written by Daniel H. Weber, AIA</p> |
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Pam Powell

Date:
June 21, 2013

Reviewed by:
Daniel H. Weber, AIA
Land Development Division (LDD)
City Planning & Development

