

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

**140553**

Ordinance Number

**Brief Title**

Approving the plat of Stockyards Place, an addition in Kansas City, Jackson County, Missouri

<p><b>Specific Address</b> Approximately 1.13 acres generally located at the northeast corner of 16<sup>th</sup> Street and Genessee Street, creating two (2) lots.</p>	<p><b>Sponsor</b></p>	<p>City Development</p>
<p><b>Reason for Project</b> This final plat application was initiated by Livestock Exchange, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The north lot was approved for a 3-story building containing commercial, residential, retail, and parking. The south lot contains the existing restaurant.)</p>	<p><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b>  <b>Council District(s)</b> 4 (JA)  <b>Other districts (school, etc.)</b> Kansas City</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. 14084-URD</b> – Ordinance No. 100352, passed May 20, 2010, rezoned an area of about 1.13 acres generally located at the northeast corner of 16<sup>th</sup> Street and Genessee Street from District M-2b to District URD, and approved a preliminary development plan for the same. Note: This is the approved development plan for the site.</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> Livestock Exchange, LLC</p> <p><b>City Department</b> City Planning and Development</p> <p><b>Other</b></p>
	<p><b>Opponents</b></p>	<p><b>Groups or Individuals</b> None Known</p> <p><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>  June 17, 2014</p> <p><input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input 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 redevelopment project will consist of 11 new residential units on the upper floors with commercial and retail on the first floor. The project currently contains a long abandoned service station on one lot which will be converted into a restaurant with the remainder of the plat area unimproved. The project will improve the north half of 16<sup>th</sup> Street to collector street standards with curbs, gutters, storm sewers, sidewalks, street lights. This project will provide new shopping, dining and residences on previously idle property and increase the tax base for the City.</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 11, 2014

**Reviewed by:**

Stan Eiler, P.E., M.B.A.

Land Development Division (LDD)

City Planning & Development

**Reference or Case Numbers:**

