

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

**210212**

Ordinance Number

**Brief Title**

Approving the plat of Replat of Lot 1, Boardwalk Square, an addition in Kansas City, Platte County, Missouri

<p><b>Specific Address</b> Approximately 2.54 acres generally located 6530 NW Barry Road (Northwest corner of N. Ambassador Drive and N.W. Barry Road, creating 2 lots.</p>	<p><b>Sponsor</b></p>	<p>Jeffrey Williams, AICP, Director Department of City Planning &amp; Development</p>
<p><b>Reason for Project</b> This final plat application was initiated by BWSC LLC &amp; Rubenstein Real Estate Co. LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 2 lot commercial development.)</p>	<p><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b>  <b>Council District(s)</b> 2(PL) Fowler - Loar  <b>Other districts (school, etc.)</b> Park Hill</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>CONTROLLING CASE</b> <b>Case No. 10410-GP-36</b> -- Amended a previously approved development plan on approximately 94.5 acres generally bounded by N.W. Barry Road on the south, Interstate 29 on the west, Missouri Highway 152 on the north, and N. Ambassador Drive on the east to permit a stockroom addition on the rear (south) of the Wal-Mart Supercenter in District GP3 (Kansas City International Airport General Planned Development District, Regional Business). Approved by City Council July of 2005.</p> <p><b>RELATED RELEVANT CASES</b> <b>Case No. 10410-GP-30</b> – City Plan Commission on September 7, 2004, approved a final plan to allow a cooler addition, additional parking area, and second access drive for the Applebee’s site.</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> B.W.S.C. LLC &amp; Rubenstein Real Estate Co. LLC  <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"/> For <input type="checkbox"/> Against <b>Reason Against:</b></p>
	<p><b>Board or Commission Recommendation</b></p>	<p><b>By: City Plan Commission</b> September 15, 2020  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" 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**

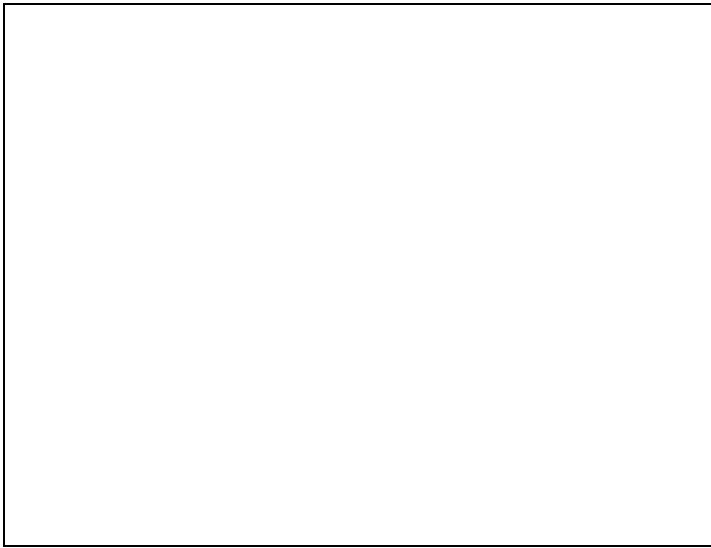
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**Policy / Program Impact**

<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 project consists of platting private improvements for a commercial development on previously developed property. The replat of Lot1, Boardwalk Square will create two commercial lots where a single lot currently exists. The total volume and peak discharge rates for the storm water will be maintained at or below existing conditions in the final developed condition. The creation of an additional lot will increase the tax base for the City.</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:** March 3, 2021

**Reviewed by:**  
Lucas Kaspar, PE,  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:** CLD-FnPlat-2020-00027

