

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

**220719**

Ordinance Number

**Brief Title**

Approving the plat of Wonderland Apartments Plat an addition in Kansas City, Jackson County, Missouri

<p><b>Specific Address</b> Approximately 1.022 acres generally located at the northeast corner of Broadway Boulevard and West 20th Street. Creating 1 Lot</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 Denalli III, LLC in order to subdivide the property in accordance with the city codes and state statutes. The Developer intends to construct a 209 unit multi-family development.</p>	<p><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b>  <b>Council District(s)</b> 4(JA) Robinson - Shields  <b>Other districts (school, etc.)</b> Kansas City Missouri 110</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> Case No. 14767 UR Plan- Ordinance NO. 170060 approved a rezoning of an area of approximately .99 acres generally located on the east side of Broadway Boulevard between West 19th Terrace on the north and West 20th Street on the south from District M1-5 to District UR and approving a development plan that allows for an apartment building with 228 units and a parking garage.</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> Denalli III, 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> August 2, 2022  <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**

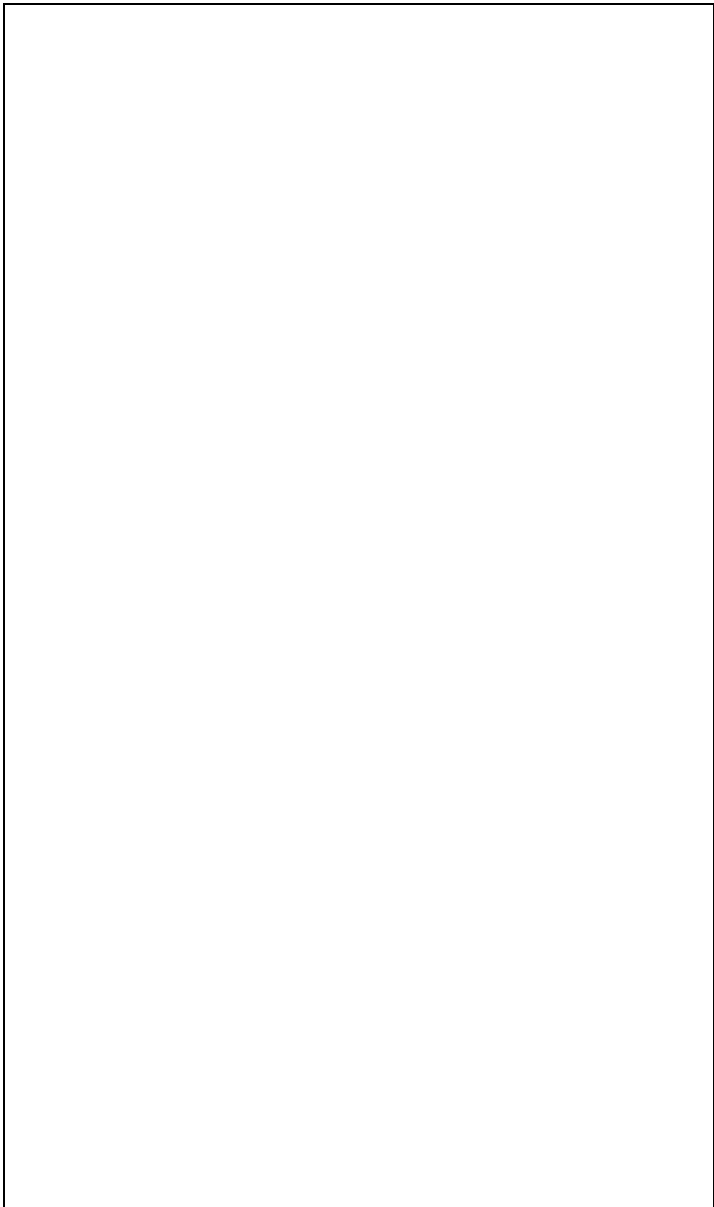
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**Policy / Program Impact**

<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 the creation of 209 multi-family residential units on previously developed property. The first 1.5 inches of runoff will be detained on site via an underground system. The stormwater detention facility will assure that the pre-development peak discharge rate and volume will not be exceeded after development of the site. As part of the development, an assessment of the existing conditions of the perimeter curb and gutter, sidewalk and drive approaches will be made. Any of these elements found not in compliance with current City standards, must be removed and replaced. The removal and replacement of deteriorating infrastructure will eliminate erosion, discourage further deterioration and improve the overall aesthetics of the site. Sanitary sewer improvements will also be made to the public system to serve the development. This development will improve the existing site while providing an increased 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:** August 16, 2022

**Reviewed by:**  
Joe Rexwinkle  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:** CLD-FnPlat-2022-00027

