

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220007

Ordinance Number

Brief Title

Approving the plat of Davidson Elementary, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 7.363 acres generally located north of N.E. 51st Street lot and 4 tracts between N. Wayne Avenue to the west and N. Woodland Avenue to the east, creating 1</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by School District 74, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to combine lots for an elementary school.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide</p> <p>Council District(s) 1(CL) O'Neill - Hall</p> <p>Other districts (school, etc.) North Kansas City 250</p>
<p>Discussion 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>CONTROLLING CASE CD-SUP-2020-00042 - On November 10, 2020 the Board of Zoning Adjustment approved a special use permit which serves as a preliminary plat to allow for a new school (public/civic use) in an R-6 zoning district.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) School District 74</p> <p>City Department City Planning and Development</p> <p>Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known</p> <p>Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission January 5, 2021</p> <p><input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</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

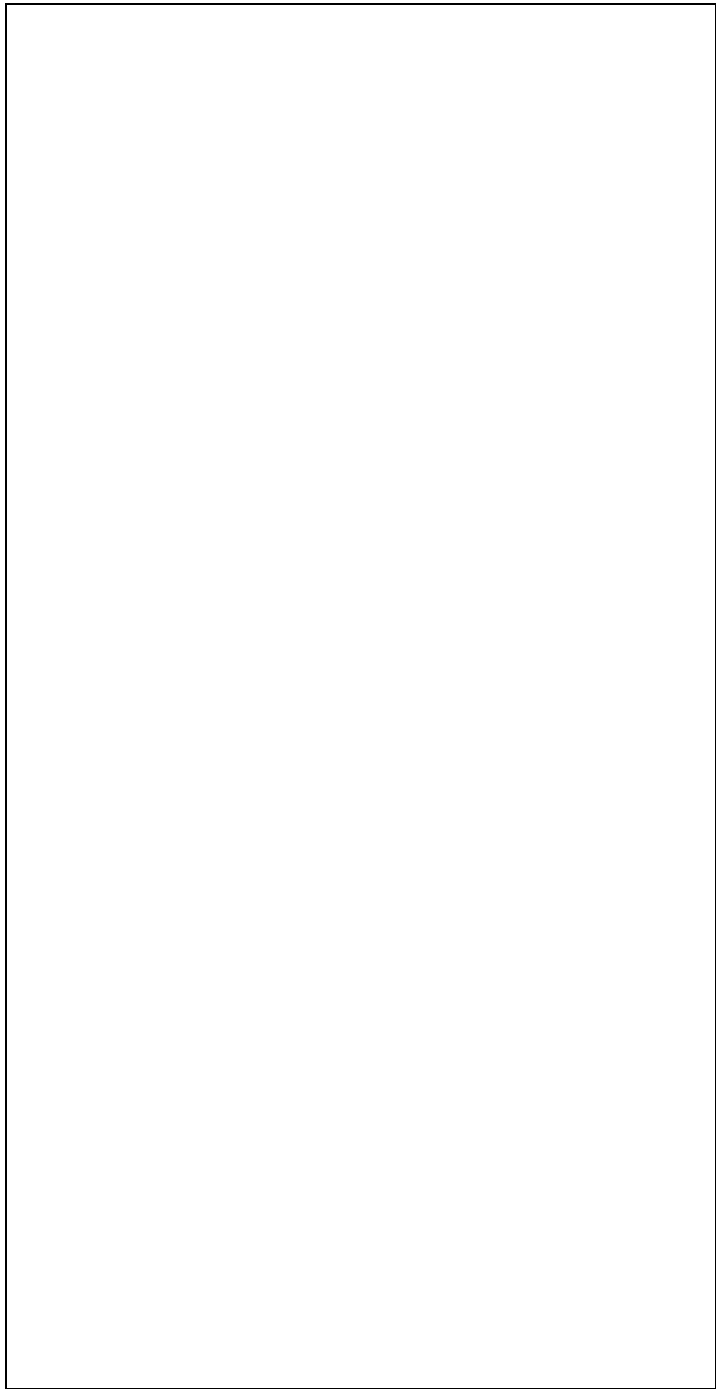
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Policy / Program Impact

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

Finances

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



How will this contribute to a sustainable Kansas City?	<p>This final plat will combine 2 existing lots into 1 lot and also create 4 tracts in District R-6. This specific plat is generally located at 5100 N. Highland Avenue. This is the final plat for the Davidson Elementary School campus. There is a previously-approved special use permit which serves as a preliminary plat. The preliminary plat approved the demolition of the existing building and construction of a new elementary school. Additional amenities and improved access to the site are also proposed, including new vehicular access from NE 52nd Terrace to the north. The plat will allow for better functionality and accessibility to the site, as well as improved storm water detention. The storm water facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Stream setbacks will be maintained to the limits of the riparian corridor which will preserve the native vegetation and natural waterways. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</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: December 20, 2021

Reviewed by:
Joe Rexwinkle
Development Management Division (DMD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2020-00042

