

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

Ordinance Number

Brief Title

Approving the plat of Second and Delaware Apartments, an addition in Kansas City, Jackson County, Missouri

Specific Address Approximately 4.881 acres generally located north of the intersection of W. Second Street and Delaware Street, creating 1 lot and 2 tracts.	Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development
Reason for Project This final plat application was initiated by Second and Delaware LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct 2 multi-family buildings.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 4(JA) Bunch - Shields Other districts (school, etc.) Kansas City Missouri 110
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. Case No. 14464-UR – On September 25, 2014, the City Council approved rezoning an area of approximately 4 acres generally located on the north side of 2nd Street between Wyandotte Street and Main Street from District M1 5 (Manufacturing 1 (dash 5)) to UR (Urban Redevelopment), and approving a preliminary development plan for a 314 dwelling units in two buildings for the “2nd and Delaware Apartments”, Ordinance No. 140651. (controlling case) On October 18, 2018, the City Council authorized the City Manager to execute an amendment to the Chapter 353 Redevelopment Contract for the Second and Delaware Chapter 353 Development Plan, Ordinance No. 180810. On April 30, 2015, the City Council approved the Second and Delaware Chapter 353 Development Plan on a tract of land generally bounded by the railroad right-of-way on the north, Main Street on the east, W. Second Street on the south, and the Market Station apartment complex on the west, all in Kansas City, Jackson County, Missouri; declaring the area included in such plan to be a blighted area; authorizing certain tax abatements and providing for the payment of certain payments in lieu of tax; estimating and appropriating revenues in the amount of \$2,900,000.00 for the purposes of funding certain public infrastructure improvements; designating requisitioning authority; and authorizing the execution of certain agreements in connection with the foregoing, Ordinance No. 150331.	Applicants / Proponents Applicant(s) Second and Delaware LLC, City Department City Planning and Development Other Opponents Groups or Individuals None Known Basis of Opposition Staff Recommendation <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against: Board or Commission Recommendation By: City Plan Commission June 16, 2020 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions 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

Details

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

	<p>How will this contribute to a sustainable Kansas City?</p>	<p>This project consists of platting private improvements for a commercial development 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.</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: July 20, 2020

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

Reference or Case Numbers: CLD-FnPlat-2020-00004

