

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

Ordinance Number

Brief Title

Approving the plat of The Village at Green Hills 2nd Plat, an addition in Kansas City, Platte , Missouri

Specific Address Approximately 11.02 acres generally located near N.W. Barry Road and N. Green Hills Road, creating 1 lot and 1 tract.	Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development
Reason for Project This final plat application was initiated by Greenhills, Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a commercial use.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 2 (PL) – Loar, Fowler Other districts (school, etc.) Platte County
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. PREVIOUS CASE: Case No. 14466-P-1 – Ordinance No. 160265 was passed by the City Council on April 14, 2016 and approved a development plan in District B3-3 on about 7 acres generally located at the southeast corner of Missouri Route 152 and N. Green Hills Road to allow for 22,000 square foot office/retail development on four (4) lots. The proposed final plat is in substantial conformance to the controlling plan.	Applicants / Proponents Applicant(s) Greenhills, Inc. 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 July 21, 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

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

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="checked" type="checkbox"/> Yes <input type="checkbox"/> No
How will this contribute to a sustainable Kansas City?	<p>This project consists of platting private improvements for a commercial development on 11 acres of previously undeveloped property to create one lot and one storm water detention tract. The storm water detention facilities will assure that the pre-development peak discharge rate and total volume will not be exceeded after development of the site. A stream buffer will also be provided to protect the regulated stream adjacent to the site. This development will increase the tax base for the developed lot.</p> <p>Written by Lucas A. Kaspar, PE</p>

Date:
August 26, 2020

Lucas A. Kaspar, PE
Plans Review Supervisor
Land Development Division (LDD)
City Planning & Development

Case No. 14466-P-1 Development Plan

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