

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

**220284**

Ordinance Number

**Brief Title**

Approving the plat of Plaza @ Shoal Creek Third Plat, an addition in Kansas City, Clay County, Missouri

<p><b>Specific Address</b> Approximately 1.14 acres generally located at the southwest corner of Northeast 82nd Terrace and North Flintlock 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 Star Development, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 2 lot commercial subdivision.)</p>	<p><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b>  <b>Council District(s)</b> 1(CL) Hall – O’Neill  <b>Other districts (school, etc.)</b> Liberty 230</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. CD-CPC-2021-00141 – On September 21, 2021 City Planning Commission approved a Project Plan in SC District (Shoal Creek) for a drive-through facility on about 1.14 acres generally located at the southwest corner of NE 82nd Terrace and N Flintlock Road.</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> Star Development  <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 Reason Against:</p>	
<p><b>Board or Commission Recommendation</b></p>	<p><b>By: City Plan Commission</b> December 21, 2021  <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**

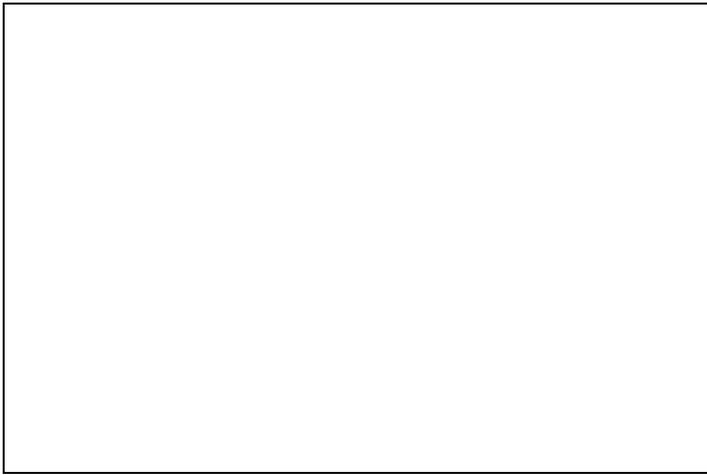
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**Policy / Program Impact**

<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 to create a two commercial lots on approximately 1.1 acres of previously undeveloped property. The storm water volume and peak flow will be maintained at or below existing rates upon the development of the site. This development will increase the tax base for the developed lots.</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 25, 2022

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

**Reference or Case Numbers:** CLD-FnPlat-2021-00056

