COMMUNITY PROJECT/ZONING
Ordinance Fact Sheet

Ordinance Number

Brief Title

Approving the plat of Bristol 2ND Plat, an addition in Kansas City, Clay County, Missouri

Specific Address
Approximately 9.701 acres generally located at Northeast Shoal Creek Parkway and North Summit Street creating 4 lots

Reason for Project
This final plat application was initiated by Prime States LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 4 lot commercial subdivision.)

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.

CONTROLLING CASE
Case No. 10876-CP-3: City Council Ordinance 001501 passed February 8, 2001, rezoned approximately 13.02 acres generally located at the northwest corner of N.W. 108th Street and Highway 169 (east of the proposed north/south collector) from Districts R1b (One-family dwelling district) and CP-2 (Local planned business centers) to District CP-2 and approved a development plan for construction of 65,360 sq. ft. of retail and commercial space.

Sponsor	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments, or Groups Affected	**City-Wide** **Council District(s)** 2(CL) Fowler - Loar **Other districts (school, etc.)** North Kansas City 250
Applicants / Proponents	**Applicant(s)** Prime States LLC **City Department** City Planning and Development **Other**
Opponents	**Groups or Individuals** None Known **Basis of Opposition**
Staff Recommendation	☒ **For** ☐ **Against** **Reason Against:**
Board or Commission Recommendation	**By: City Plan Commission** April 5, 2022 ☐ Approval ☐ Denial ☒ Approval, with conditions
Council Committee Actions	☐ Do Pass ☐ Do Pass (as amended) ☐ Committee Sub. ☐ Without Recommendation ☐ Hold ☐ Do not pass

Details

Policy / Program Impact

Policy or Program Change N/A	☒ No ☐ 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?	☒ Yes ☐ No

	How will this contribute to a sustainable Kansas City?	This project consists of platting private improvements for four commercial lots on 9.7 acres of undeveloped property. The pre-development storm water peak discharge rate and volume will not be exceeded after development of the site. The improvements will improve the overall aesthetics of the site. Written by Lucas Kaspar, PE

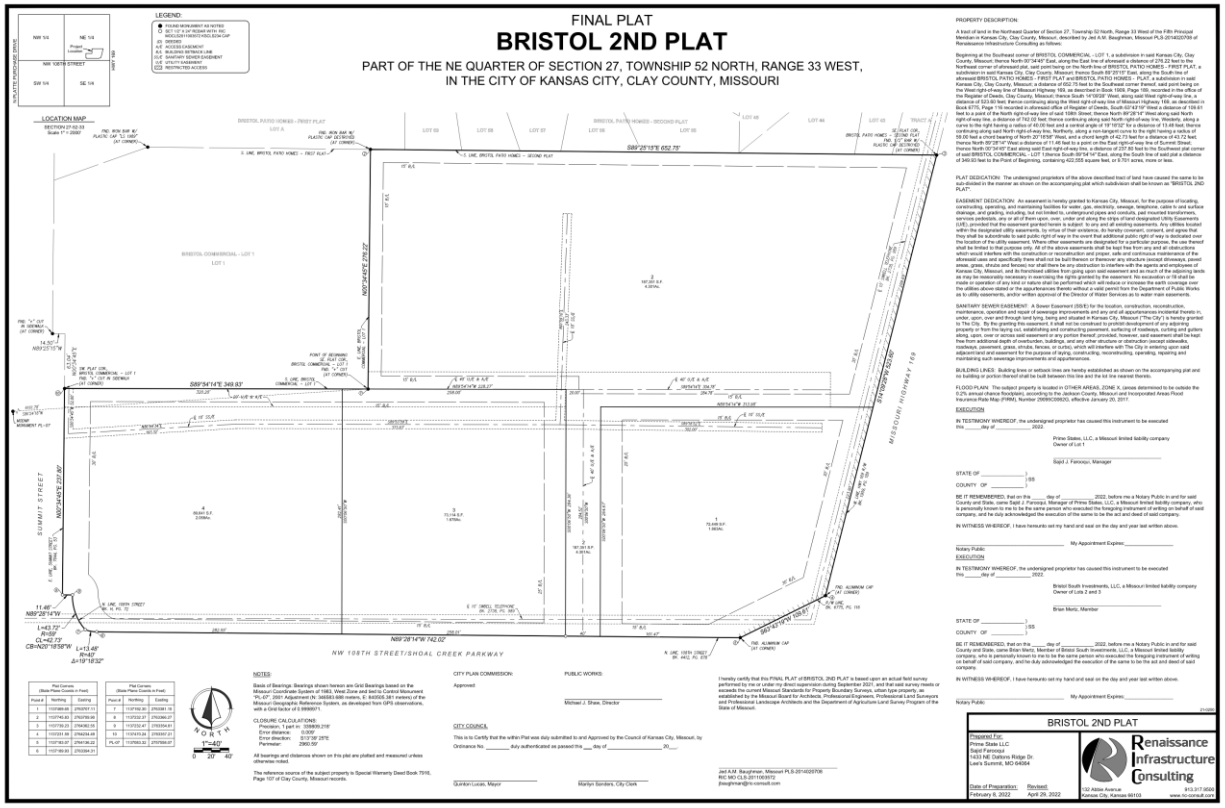
Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by: **Date:** April 29, 2022
Thomas Holloway

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

Reference or Case Numbers: CLD-FnPlat-2022-00012


LOCATION MAP
SECTION 27-52-33
Scale 1" = 2000'
NW 1/4
NE 1/4
SW 1/4
SE 1/4
Project Location
NW 108TH STREET
NORTH RANCHO DRIVE
WORNALL ROAD
LEGEND:
FOUND IRON (UNLESS NOTED)
SET 1/2" X 24" REBAR WITH RC PLASTIC CAP "LS 1565"
(R) RECORD
A/E ACCESS EASEMENT
B/L BUILDING SETBACK LINE
S/E SANITARY SEWER EASEMENT
U/E UTILITY EASEMENT
R/E RESTRICTED ACCESS
BRISTOL PATIO HOMES - FIRST PLAT
BRISTOL PATIO HOMES - SECOND PLAT
BRISTOL COMMERCIAL - LOT 1
LOT 1
LOT A
LOT 69
LOT 68
LOT 67
LOT 66
LOT 65
LOT 46
LOT 45
TRACT A
S 89°28'18" E 652.75'
S 89°54'14" E 349.93'
N 89°28'14" W 742.02'
N 00°34'46" E 276.22'
N 00°34'46" E 251.66'
SUMMIT STREET
MISSOURI HIGHWAY 169
NW 108TH STREET/SHOAL CREEK PARKWAY
FND. ALUMINUM CAP (AT CORNER)
FND. IRON BAR W/ PLASTIC CAP "LS 1565" (AT CORNER)
FND. IRON BAR W/ PLASTIC CAP (ILEGIBLE) (AT CORNER)
FND. "X" CUT IN SIDEWALK (AT CORNER)
SET MAG NAIL W/ SHINER "PLS-157" (AT CORNER)
POINT OF BEGINNING
SE PLAT COR. BRISTOL COMMERCIAL - LOT 1
FND. "X" CUT IN SIDEWALK (AT CORNER)
SE PLAT COR. BRISTOL PATIO HOMES - SECOND PLAT
FND. 1/2" BAR W/ PLASTIC CAP "LS 1565" (AT CORNER)
N. LINE, BRISTOL PATIO HOMES - FIRST PLAT
S. LINE, BRISTOL PATIO HOMES - SECOND PLAT
S. LINE, BRISTOL COMMERCIAL - LOT 1
N. LINE, BRISTOL COMMERCIAL - LOT 1
N. LINE, 108TH STREET
W. LINE, SUMMIT STREET
E. LINE, MISSOURI HIGHWAY 169
N. LINE, 108TH STREET
SE PLAT COR. BRISTOL COMMERCIAL - LOT 1
TBC ALUMINUM CAP (AT CORNER)
FND. ALUMINUM CAP (AT CORNER)
SET MAG NAIL W/ SHINER "PLS-157" (AT CORNER)
FND. "X" CUT IN SIDEWALK (AT CORNER)
SET MAG NAIL W/ SHINER "PLS-157" (AT CORNER)
10' B.S.
17' B.S.
30' B.S.
35' B.S.
4' UE
4' SE
4' WE
4' NE
4' SUE
4' WUE
4' NUE
4' EUE
4' SWE
4' NWE
4' SEE
4' NEE
4' EUE & A/E
4' WUE & A/E
4' SUE & A/E
4' NUE & A/E
4' SWE & A/E
4' NWE & A/E
4' SEE & A/E
4' NEE & A/E
4' WE & A/E
4' EE & A/E
4' NE & A/E
4' SE & A/E
4' EE
4' NE
4' SE
4' WE
4' EE & A/E
4' NE & A/E
4' SE & A/E
4' WE & A/E