

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

**220410**

Ordinance Number

**Brief Title**

Approving the plat of Crescendo, an addition in Kansas City, Jackson County, Missouri

<p><b>Specific Address</b> Approximately 2.269 acres generally located on the west side of Highland Ave from E. 24th Street to E. 25th Street, creating 2 lots and 1 tract</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 Urban Neighborhood Initiative Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 2 lot multi-family subdivision.)</p>	<p><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b></p> <p><b>Council District(s)</b> 5(JA) Barnes, Parks-Shaw</p> <p><b>Other districts (school, etc.)</b> Kansas City Missouri 110</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> <b>Case No. CD-CPC-2021-00182</b> – Ordinance No. 220013 (January 23, 2022) – A request to rezone approximately 2.276 acres on the east side of Highland Avenue in between 24th Street to the north of 25th Street to the south from District UR to District UR to approve an amendment to a previously approved development plan and a preliminary plat to create two (2) lots for construction of thirty-nine (39) residential units.</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> Urban Neighborhood Initiative Inc.</p> <p><b>City Department</b> City Planning and Development</p> <p><b>Other</b></p>
<p><b>Opponents</b></p>	<p><b>Groups or Individuals</b> None Known</p> <p><b>Basis of Opposition</b></p>	
<p><b>Staff Recommendation</b></p>	<p><input checked="" type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <b>Reason Against:</b></p>	
<p><b>Board or Commission Recommendation</b></p>	<p><b>By: City Plan Commission</b> March 3, 2022</p> <p><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**

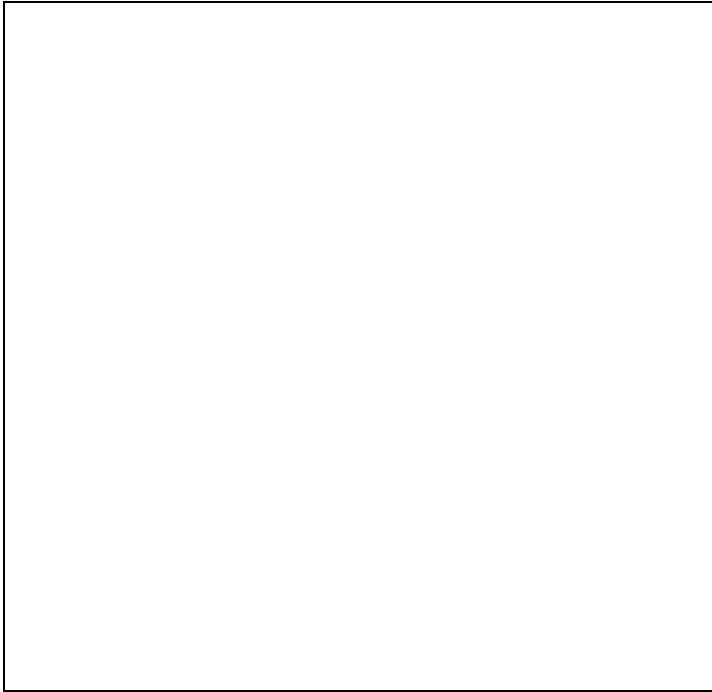
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**Policy / Program Impact**

<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 two residential lots for 39 residential units on 2.27 acres of previously undeveloped parcels. The proposed development will increase the area of impervious surfaces through the use of pavement and buildings. The existing peak rate of storm water discharge and total runoff volume discharging the property will be maintained after development. 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:** May 5, 2022

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

**Reference or Case Numbers:** CLD-FnPlat-2021-00062



