

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

**220434**

Ordinance Number

**Brief Title**

Approving the plat of Prather Estates an addition in Kansas City, Clay County, Missouri.

<b>Specific Address</b> Approximately 2. acres generally located on the north side of NE 39th Street between NE Prather Road on the east and N. Garfield Avenue on the west, creating 5 lots and 1 tract.	<b>Sponsor</b> Jeffrey Williams, AICP, Director Department of City Planning & Development
<b>Reason for Project</b> This final plat application was initiated by Owens Built Properties, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 5 lot single family home subdivision.)	<b>Programs, Departments, or Groups Affected</b> <b>City-Wide</b> <b>Council District(s)</b> 1(CL) Hall – O’Neill <b>Other districts (school, etc.)</b> North Kansas City 250
<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.  <b>CONTROLLING CASE</b> Case No. SD 1585 - Preliminary Plat, Owens Estates – On May 15, 2018, the City Plan Commission approved a preliminary plat in District R-6 (Residential dash 6), on about 2 acres, generally located on the north side of NE 39th Street between NE Prather Road on the east and N. Garfield Avenue on the west, creating 5 residential lots.	<b>Applicants / Proponents</b> <b>Applicant(s)</b> Owens Built Properties <b>City Department</b> City Planning and Development <b>Other</b>
	<b>Opponents</b> <b>Groups or Individuals</b> None Known <b>Basis of Opposition</b>
	<b>Staff Recommendation</b> <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:
	<b>Board or Commission Recommendation</b> <b>By: City Plan Commission</b> February 1, 2022  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions
	<b>Council Committee Actions</b> <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

<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 private improvements for five single family home lots on 2 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.</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 11, 2022

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

**Reference or Case Numbers:** CLD-FnPlat-2019-00028

