

# COMMUNITY PROJECT/REZONING

210890

## Ordinance Fact Sheet

**Ordinance Number**

**Case No.** Associated with CD-CPC-2019-00038

### Brief Title

To amend Committee Substitute for Ordinance No. 190407 in association with the Plaza Hotels project.

### Details

**Location:** Development project is located at northwest corner of 46<sup>th</sup> Ter and Wornall.

**Reason for Legislation:** Committee Substitute for Ordinance 190407 contained conditions the developer wishes to delete and/or amend.

**EXISTING CONDITIONS:**  
 Committee Substitute for Ordinance 190407 approved a rezoning and preliminary development plan on property generally bound by 46<sup>th</sup> Ter on the south, Broadway on the west, 46<sup>th</sup> St on the north and Wornall Rd on the east. The development plan called for the construction of a mixed use development consisting mainly of two large hotels. The ordinance contained conditions, some of which required off-site road improvements. These conditions were 27, 32, 33, and 34. A copy of the ordinance is attached. In summary, they required:

27 - this condition requires construction of dedicated east and west-bound left turn lanes on 47<sup>th</sup> St at Broadway.

32 - this condition required a southbound left turn lane on Broadway at 47<sup>th</sup> St.

33 - this condition required modification of the traffic signals at 47<sup>th</sup> & Broadway so as to provide for protective-permissive phasing for left turn movements.

34 - this condition required modifications to existing pedestrian crossing of 47<sup>th</sup> St at Central by replacing it with a wider median for pedestrian refuge.

The developer is requesting modification of Conditions 27 and 34 as follows:

27 - Prior to certificate of occupancy, at the intersection of 47th Street and Broadway, the developer shall construct bump outs on all four corners of the intersection and pedestrian refuge islands in the middle of 47<sup>th</sup> Street, and the existing left turn for buses only shall be maintained, and the

### Positions/Recommendations

<b>Sponsors</b>	Shields
<b>Programs, Departments or Groups Affected</b>	4 <sup>th</sup> District (Shields, Bunch)
<b>Applicants / Proponents</b>	<b>Applicant</b> N/A  <b>City Department</b> City Planning & Development <b>Other</b>
<b>Opponents</b>	<b>Groups or Individuals</b>
	<b>Basis of Opposition</b>
<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> <b>For</b>
	<input type="checkbox"/> <b>Against</b>
	<b>Reason Against</b>
<b>Board or Commission Recommendation</b>	City Plan Commission ( __ - __ )    __ - __ - __ By
	<input type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <input type="checkbox"/> <b>No Action Taken</b>
	<input type="checkbox"/> <b>For, with revisions or conditions</b> (see details column for conditions)
<b>Council Committee Actions</b>	<input type="checkbox"/> <b>Do Pass</b>
	<input type="checkbox"/> <b>Do Pass (as amended)</b>
	<input type="checkbox"/> <b>Committee Sub.</b>
	<input type="checkbox"/> <b>Without Recommendation</b>
	<input type="checkbox"/> <b>Hold</b>
	<input type="checkbox"/> <b>Do not pass</b>

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improvements shall be subject to the review and approval of the Public Works Department.

34 - Prior to certificate of occupancy, the developer shall modify the intersection of 47th Street and Central Street so as to add to the existing island providing a pedestrian refuge and additional landscape area, subject to the review and approval of the Public Works Department.

The developer is requesting deletion of Conditions 32 and 33 in their entirety.

These conditions were recommended by the Public Works Department along with several others in Ordinance 190407, including 26, 28, 29, 30, 31, 32, and 35 all of which will remain as approved originally.

**RECOMMENDATION:**

The City Planning and Development Department recommends approval as request with the support of the Public Works Department.

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

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b>	
<b>Financial Impact</b>	
<b>Funding Source(s) and Appropriation Account Codes</b>	

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**Fact Sheet Prepared By:**      **Date:** 10/5/21  
Joseph Rexwinkle, AICP  
Division Manager

**Reviewed By:** N/A

**Date:**

**Initial Application Filed:** N/A

**City Plan Commission:** N/A

**Revised Plans Filed:** N/A

**Reference Numbers:**

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