

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

**140218**

Ordinance Number

### Brief Title

Approving the plat of Aldi 39<sup>th</sup> and Prospect, an addition in Kansas City, Jackson County, Missouri

<b>Specific Address</b> Approximately 2 acres generally located on the west side of Prospect Avenue between E. 38 <sup>th</sup> Street and E. 39 <sup>th</sup> Street, creating one (1) commercial lot.	<b>Sponsor</b>	City Development
<b>Reason for Project</b> This final plat application was initiated by AI Redevelopment Corporation, in order to subdivide the property in accordance with the city codes and state statutes. (The developer has recently constructed and opened an Aldi's grocery store on the property.)	<b>Programs, Departments, or Groups Affected</b>	<b>City-Wide</b>  <b>Council District(s)</b> 3 (JA)  <b>Other districts (school, etc.)</b> Kansas City, MO
<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>Case No. 13676-URD</b> – On 12/14/2006, the City Council passed Ordinance 061281 rezoning an area of approximately 2 acres generally located at the northwest corner of 39 <sup>th</sup> Street and Prospect Avenue from Districts R-2b and C-2 to District URD.  <b>Case No. 13676-URD-AA-1</b> – On October 17, 2012, City staff administratively approved a final UR plan for an Aldi's store at the northwest corner of 39 <sup>th</sup> Street and Prospect Avenue.	<b>Applicants / Proponents</b>	<b>Applicant(s)</b> AI Redevelopment Corporation  <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 <b>Reason Against:</b>
	<b>Board or Commission Recommendation</b>	<b>By: City Plan Commission</b>  March 4, 2014  <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input 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****Policy or  
Program  
Change**☒ No ☐ Yes

N/A

**Operational  
Impact  
Assessment**

N/A

**Finances****Cost & Revenue  
Projections –  
Including  
Indirect Costs**

N/A

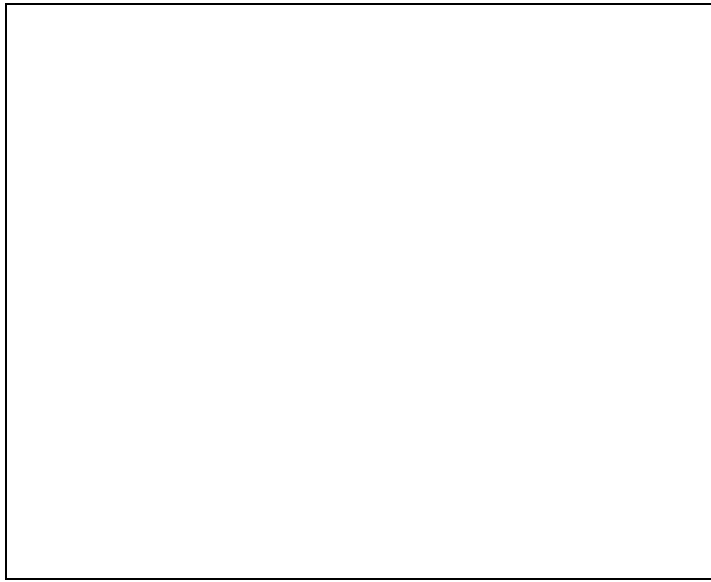
**Financial  
Impact**

N/A

**Fund Source  
and  
Appropriation  
Account Costs**

N/A

**Is it good for the  
children?**☒ Yes  
☐ No



<b>How will this contribute to a sustainable Kansas City?</b>	<p>This project consists of platting public and private improvements for a commercial development on previously developed property. Surface runoff will be conveyed in designed underground detention. A stormwater detention facility will assure that the pre-development peak discharge rate volume will not be exceeded after development of the site. New sanitary sewers will be built that minimize infiltration and inflow. Pedestrian friendly sidewalks will also be constructed.</p> <p>Written by Jalal Saleh, PE, MBA</p>
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**Project Start Date**

**Projected Completion or Occupancy Date**

**Fact Sheet Prepared by:**  
Pam Powell

**Date:**  
March 13, 2014

**Reviewed by:**  
Jalal Saleh, PE, MBA  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:**

