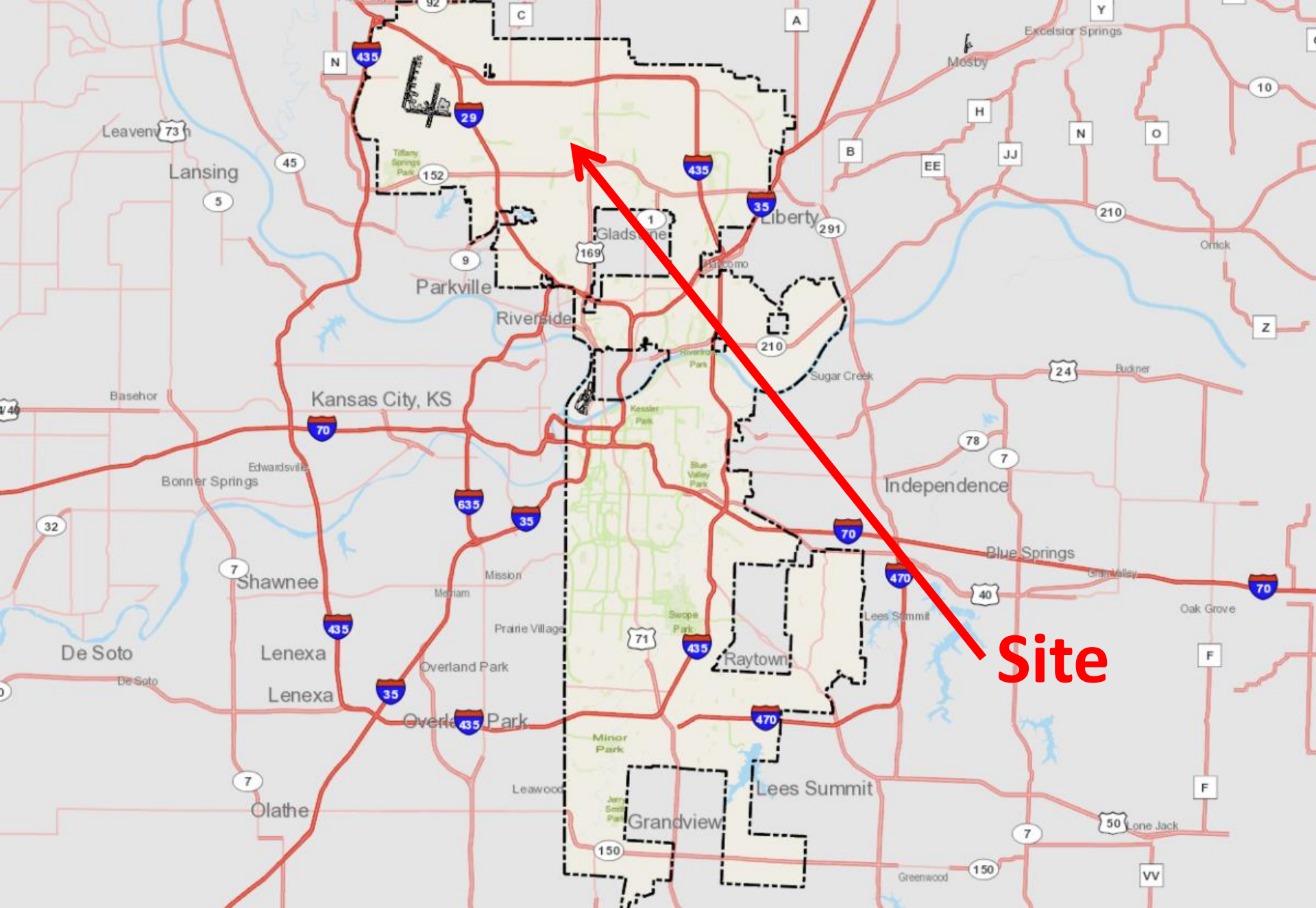


Docket # 14

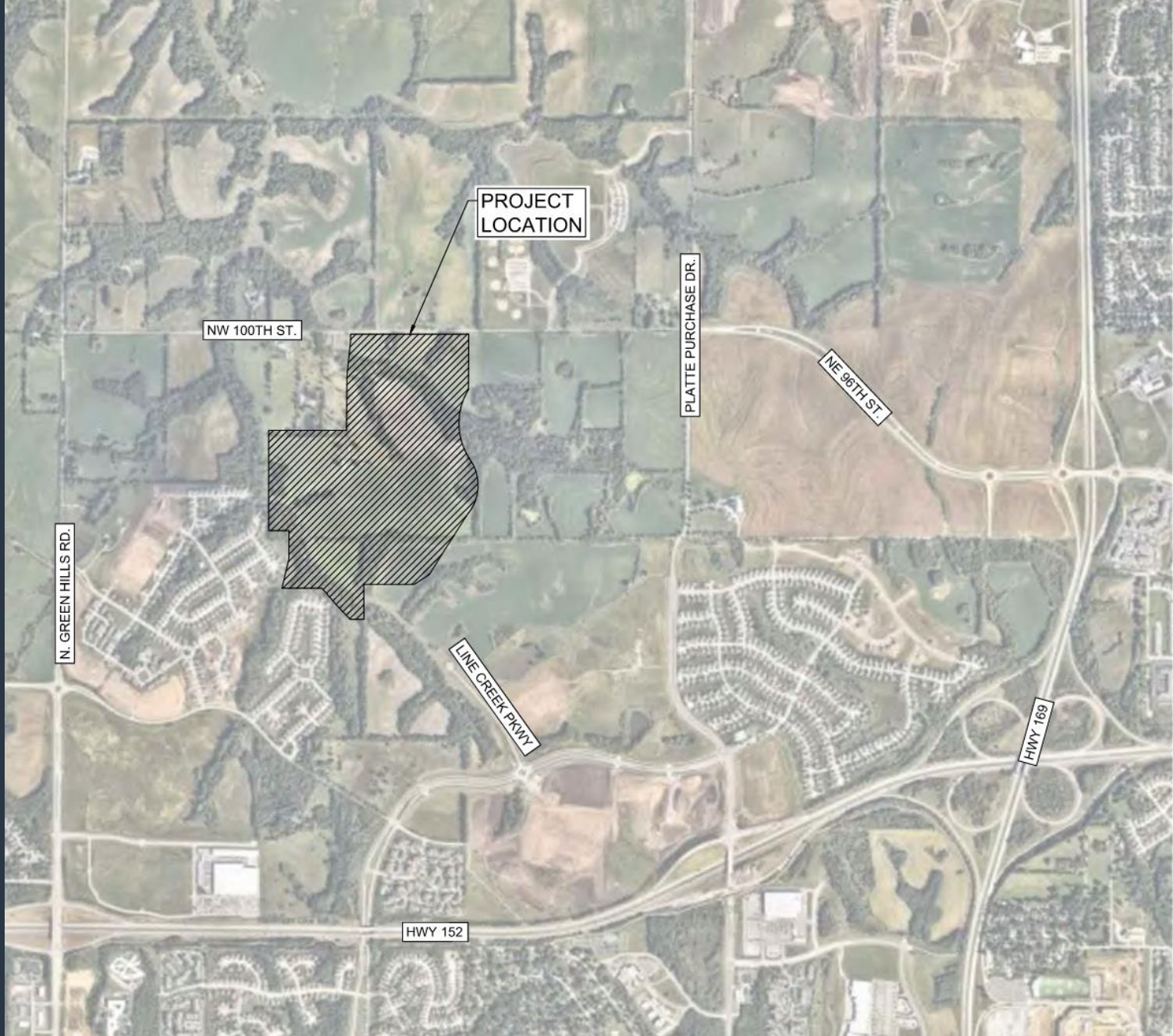
Case No. CD-CPC-2021-00216

Woodhaven– Rezoning to MPD





Site



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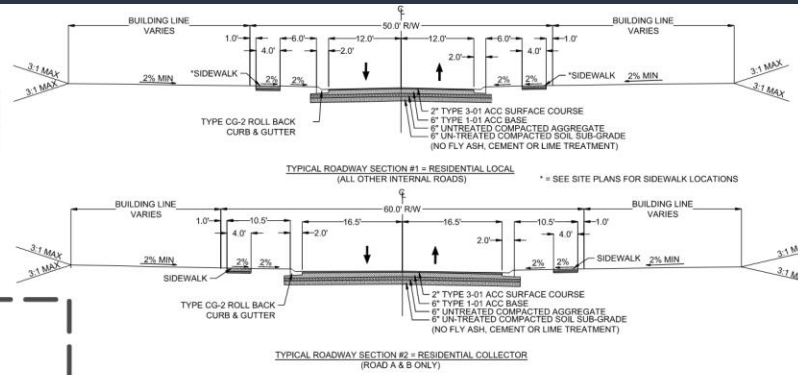
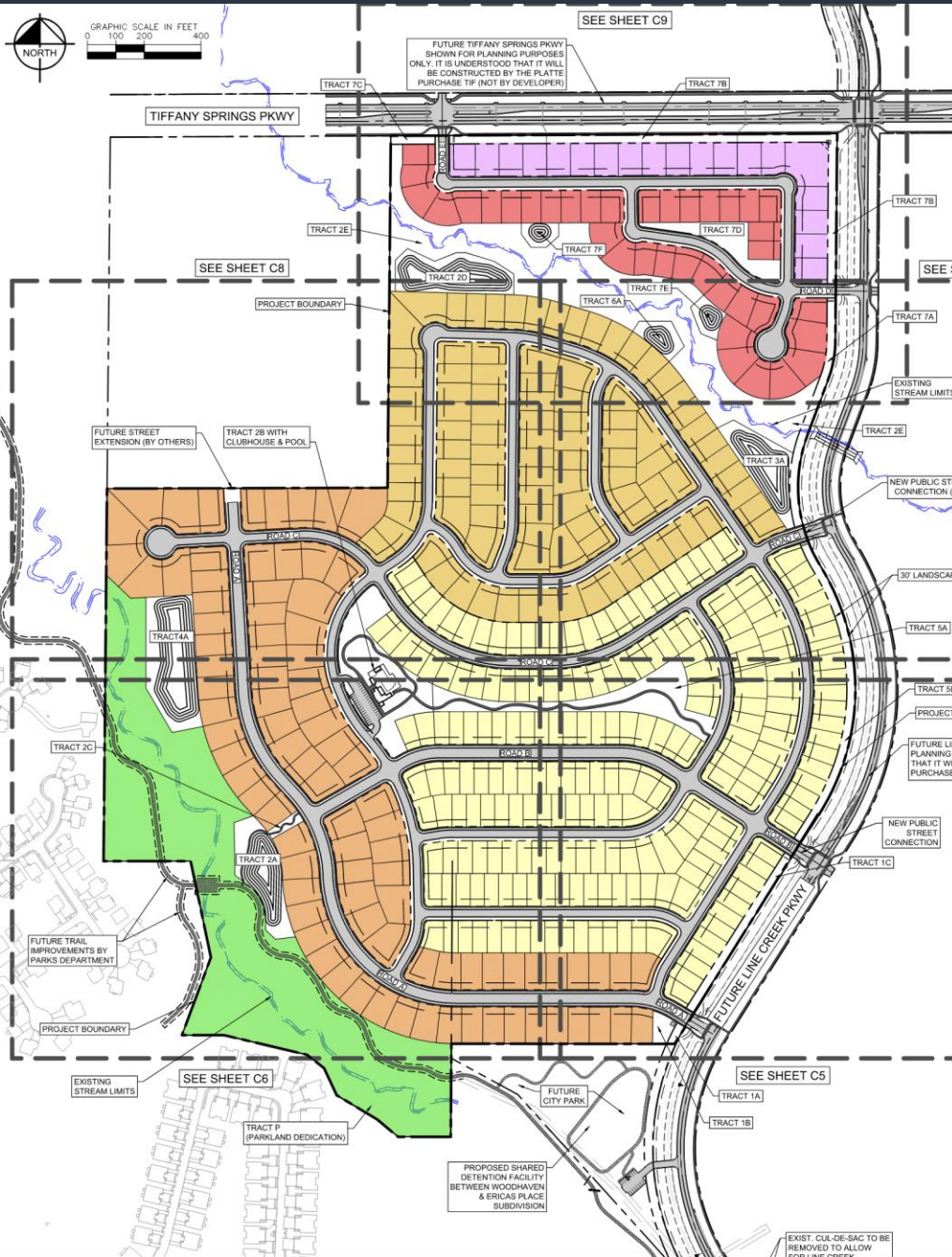
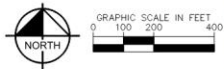
View looking south from NW 100th St

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View looking north from NW 96th St

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LOT TYPE LEGEND

LOT TYPE	LOT COUNT	WIDTH	DEPTH	FRONT YARD	SIDE YARD	REAR YARD
NEW CONCEPT	90	75'	130'	25'	6'	20'
LEGEND	221	50'	115'	25'	5'	20'
CLASSIC	101	66'	121'	25'	5'	20'
HYBRID	37	66'	115'	25'	5'	20'
TWINS (DUPEX LOTS)	19	84'	115'	25'	8.5'	20'
TOTAL LOT COUNT	468					



TRACT DATA TABLE

TRACT	SQUARE FEET	ACRES	USE
TRACT 1A	2,267.9	0.05	LANDSCAPE BUFFER
TRACT 1B	7,130.0	0.16	PRIVATE OPEN SPACE
TRACT 1C	19,112.7	0.44	LANDSCAPE BUFFER
TRACT 2A	49,136.9	1.13	STORMWATER MANAGEMENT
TRACT 2B	97,430.3	2.24	PRIVATE OPEN SPACE
TRACT 2C	4,774.2	0.11	PRIVATE OPEN SPACE
TRACT 2D	51,965.9	1.19	STORMWATER MANAGEMENT
TRACT 2E	283,962.6	6.52	PRIVATE OPEN SPACE
TRACT 3A	44,067.7	1.01	STORMWATER MANAGEMENT
TRACT 4A	77,479.7	1.78	STORMWATER MANAGEMENT
TRACT 5A	77,808.5	1.79	PRIVATE OPEN SPACE
TRACT 5B	33,779.3	0.78	LANDSCAPE BUFFER
TRACT 6A	14,680.9	0.34	STORMWATER MANAGEMENT
TRACT 7A	24,756.4	0.57	LANDSCAPE BUFFER
TRACT 7B	55,966.6	1.28	LANDSCAPE BUFFER
TRACT 7C	4,695.7	0.11	LANDSCAPE BUFFER
TRACT 7D	31,671.7	0.73	PRIVATE OPEN SPACE
TRACT 7E	11,227.9	0.26	STORMWATER MANAGEMENT
TRACT 7F	9,599.1	0.22	STORMWATER MANAGEMENT
TRACT P	640,291.0	14.70	PARKLAND DEDICATION

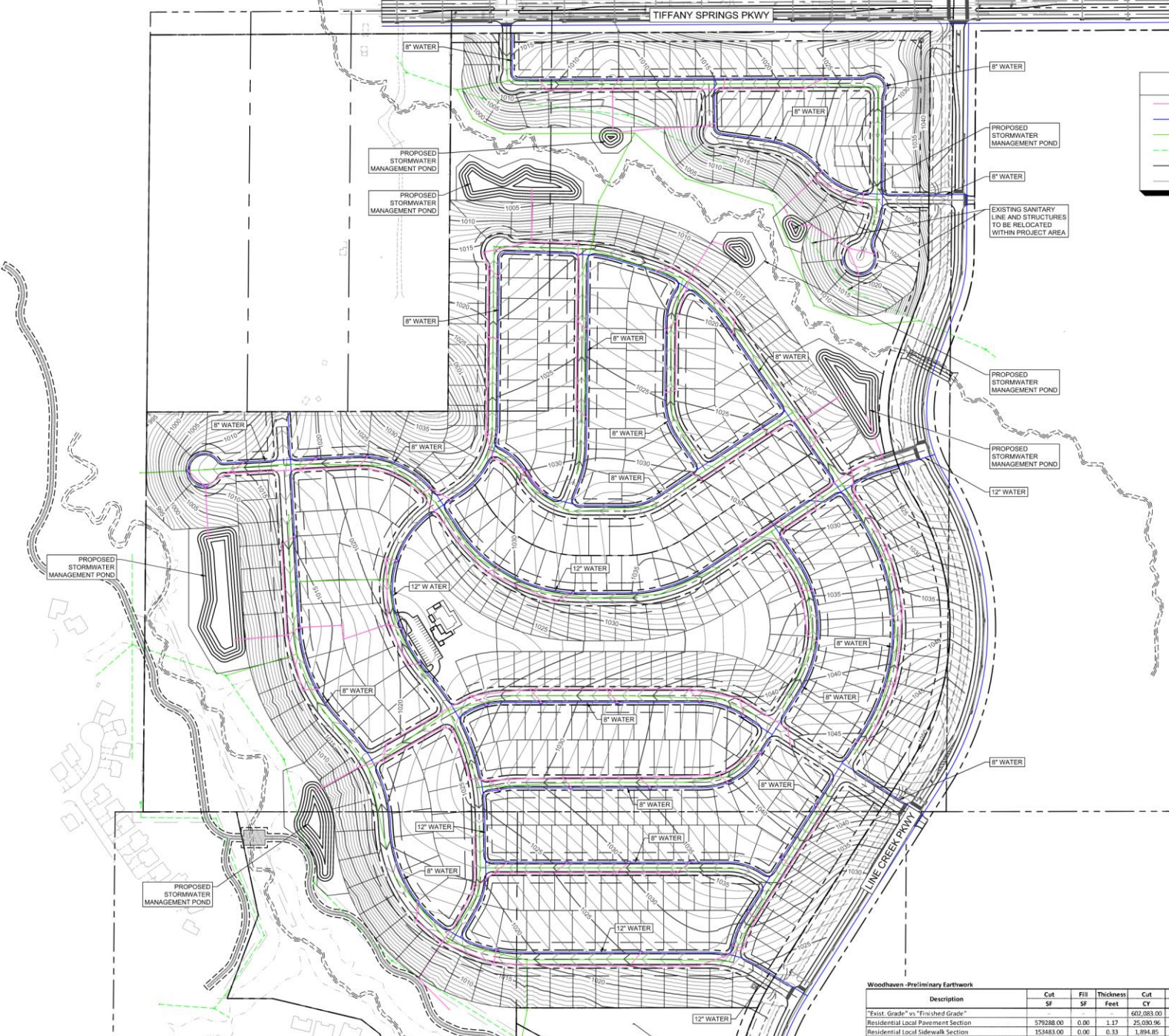
		Zoning	
Existing		AG-R	R7.5
Proposed			MPD
B		Total Land Area	151.94 Acres
C		Right-of-way	0.00 Acres
Existing			25.89 Acres
D		Net Land Area	151.94 Acres
Existing			126.05 Acres
E		Proposed Uses	Single-Family & Multi-Family
F		Max. Structure Height & # of Floors	Number of Floors: 2, Structure Height: 40 FT.
G		Gross Floor Area & # of Units	Gross Area per Building: N/A, Units per Building: N/A, # of Lots: 468
H		Building Coverage & FAR	Coverage: N/A, FAR: N/A
I		Density	Gross Density (total land area): 3.08, Net Density (lots net land area): 3.71
J		Vehicle Parking	Stalls Required: N/A, Stalls Provided: N/A
K		Bike Parking	Stalls Required: N/A, Stalls Provided: N/A
L		Timeline	Estimated Start Date: 8/1/2022, Estimated Completion Date: 12/31/2032
M		Requested Deviations	SEE SHEET C0
N		Parkland Dedication	Calculated base on 3.7 persons per lot
Provided Open Space		# of Lots	468
		Total People =	1731.6
		Acres per Person =	0.006
		Acres Required =	10.39
		Tract P	14.70
	Tract 2B	2.24	
	Tract 5A	1.79	
	Total Provided =	18.73	
	Open Space Acres Shortage =		
	Fee in Lieu of (\$ per acre) =	\$48,801.37	
	Parkland Fees =	---	

TIFFANY SPRINGS PKWY



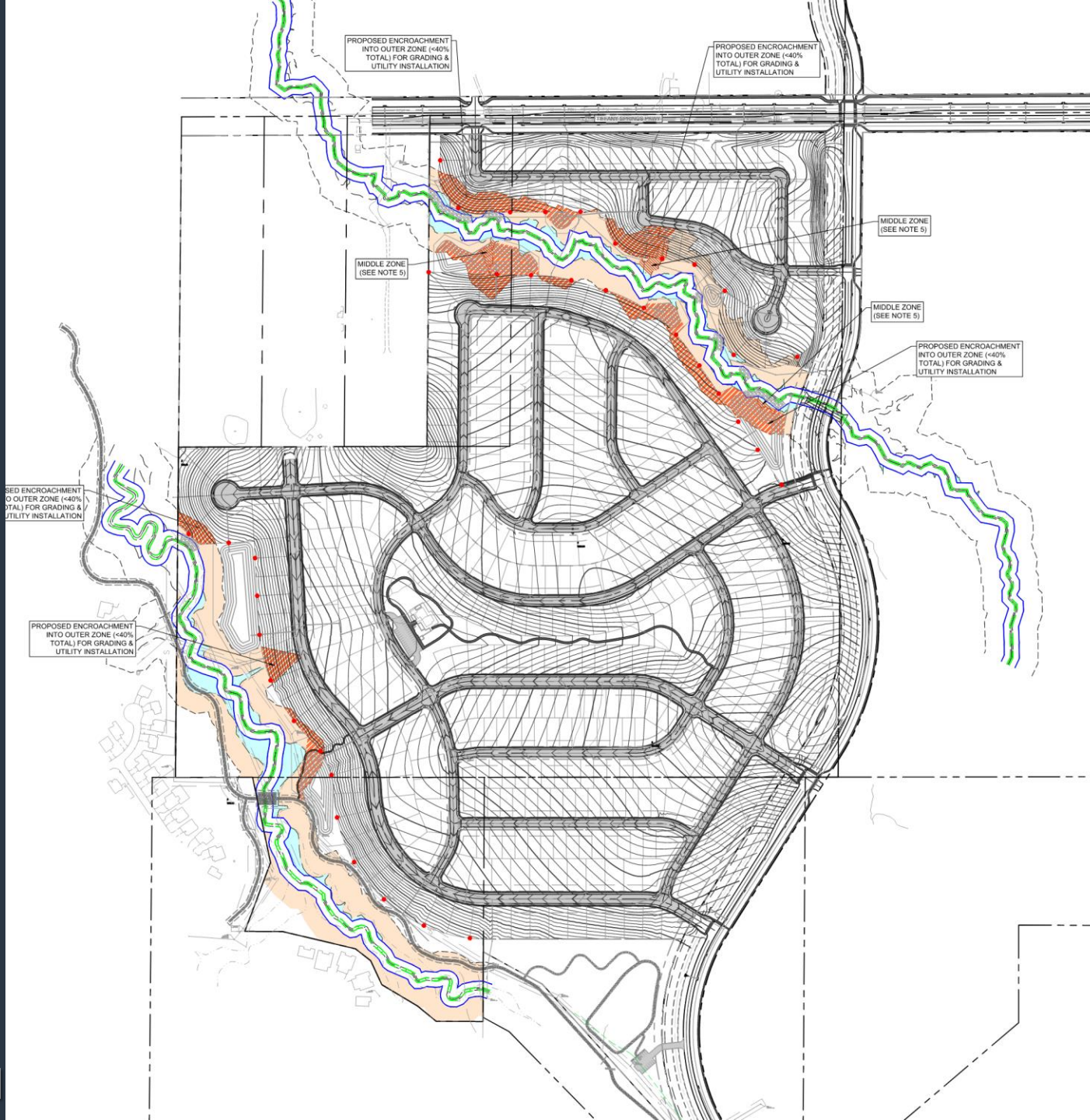
GRAPHIC SCALE IN FEET
0 75 150 300

LINETYPE LEGEND	
	PROPOSED STORM SEWER
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED MAJOR CONTOUR (5')
	PROPOSED MINOR CONTOUR (1')



Woodhaven -Preliminary Earthwork

Description	Cut		Thickness Feet	Fill		Net CY	Cut/Fill	Notes
	SF	CY		SF	CY			
"Exist. Grade" vs "Finished Grade"				602,083.00	675,633.00	172,550.00	FILL	
Residential Local Pavement Section	579288.00	0.00	1.17	25,030.96	0.00	25,030.96	CUT	Assume 14" Pavement Section
Residential Local Sidewalk Section	153483.00	0.00	0.33	1,894.85	0.00	1,894.85	CUT	Assume 4" Pavement Section
Additional Cut Under Curbs	83125.00	0.00	1.50	4,618.11	0.00	4,618.11	CUT	Assume 12" Aggregate & 6" curb depth



Deviations:

Deviation #	Dept.	Staff's Recommendation	Applicant's Response
#1 Roadway sub-grade modification	PW	No	Cont. working
#2 Sidewalks on both side of St	CPD	Yes	-
#3 Stormwater structure materials	WS	Yes, subject to cond.	Cont. working
#4 Sanitary sewer manhole	WS/PW	No	Cont. working
#5 Public waterline materials	WS	No	dismiss
#6 Flowable fill requirement	PW	No	Cont. working
#7 Public street lighting illumination levels	PW	No	Cont. working
#8 Street trees	CPD	Yes	-



Costs:

PRELIMINARY Engineer's Opinion of Probable Construction Cost

2/8/2022

Disturbed Site Area =	5,734,668 SF	131.65	AC
SF Lots =	449 EA	Phases =	7
Duplex Lots =	19 EA		
Total Lots =	468 EA		
Total Length of Street =	21,416 LF		

Public Infrastructure Costs

#	Description	Unit	Quantity	Unit Cost	Extension
1	Mobilization	LF	21,416.00	\$15.00	\$321,240.00
2	Construction Staking/Layout	LF	21,416.00	\$7.50	\$160,620.00
3	Temp. Gravel Entrance	EA	7.00	\$1,500.00	\$10,500.00
4	Concrete Washout	EA	7.00	\$1,300.00	\$9,100.00
5	Temp. Erosion Control	AC	131.65	\$550.00	\$72,407.42
6	Temp. Sediment Basin & Temp. Drainage	EA	7.00	\$10,000.00	\$70,000.00
7	Temp Seeding	AC	98.74	\$1,500.00	\$148,106.10
8	Misc. Removals (Fences, Gates, etc.)	LS	7.00	\$10,000.00	\$70,000.00
9	Tree Removal	AC	13.16	\$3,000.00	\$39,494.96
10	Clearing, Grubbing & Topsoil Stripping (6")	CY	106,197.56	\$2.00	\$212,395.11
11	Earthwork (on-site cut & fill)	CY	633,627.00	\$2.50	\$1,584,067.50
12	Earthwork (import & placement of fill)	CY	0.00	\$10.00	\$0.00
13	9" Cement Treated Sub-grade	SY	79,232.00	\$5.50	\$435,776.00
14	6" Base Rock	SY	79,232.00	\$5.50	\$435,776.00
15	5" Asphalt Pavement	SY	65,380.00	\$27.00	\$1,765,260.00
16	2' Curb & Gutter	LF	41,506.00	\$20.00	\$830,120.00
17	6" Concrete Trail	SF	17,113.00	\$7.50	\$128,347.50
18	4" Concrete Sidewalk	SF	114,499.00	\$5.50	\$629,744.50
19	ADA Ramps	EA	82.00	\$1,500.00	\$123,000.00
20	Stop Signs	EA	25.00	\$250.00	\$6,250.00
21	Crosswalk Signs	EA	25.00	\$500.00	\$12,500.00
22	Misc Signs	EA	25.00	\$250.00	\$6,250.00
23	Street Name Signs	EA	25.00	\$250.00	\$6,250.00
24	Permanent Pavement Markings	LF	21,416.00	\$2.00	\$42,832.00
25	Temp. Traffic Control	LS	7.00	\$10,000.00	\$70,000.00
26	Stormwater Retention (Wet) Pond	AC	5.61	\$20,000.00	\$112,136.64
27	HDPE Storm Sewer	LF	18,791.00	\$50.00	\$939,550.00
28	RCP End Section	EA	12.00	\$3,000.00	\$36,000.00
29	Concrete Curb Inlet	EA	176.00	\$5,000.00	\$880,000.00
30	Concrete Area Inlet	EA	7.00	\$5,000.00	\$35,000.00
31	Rip-Rap	SY	180.00	\$75.00	\$13,500.00
32	Sanitary Sewer	LF	21,136.00	\$75.00	\$1,585,200.00
33	Sanitary Sewer Manholes	EA	90.00	\$7,500.00	\$675,000.00
34	12" DIP Waterline w/ appurtenances	LF	4,631.00	\$105.00	\$486,255.00
35	8" DIP Waterline w/ appurtenances	LF	17,005.00	\$75.00	\$1,275,375.00
36	Fire Hydrant Assemblies	EA	87.00	\$4,500.00	\$391,500.00
37	Streetlights & Electrical	LF	21,416.00	\$25.00	\$535,400.00
38	Ground Surface Landscaping Allowance	AC	98.74	\$1,500.00	\$148,106.10
39	2" Min. Cal. Street Trees	EA	487.00	\$400.00	\$194,800.00
SUB-TOTAL =					\$14,497,859.82
Contingency (15%) =					\$2,174,678.97
TOTAL =					\$16,672,538.80

\$ per LF = \$778.51

\$ per Lot = \$35,625.08



Costs:

Public Infrastructure Deviations

#	Description	Unit	Quantity	Unit Cost	Extension	Sub-Total	\$ Per Lot
1	Roadway Sub-grade Modification					\$1,009,158.50	\$2,156.32
	Soil Modification of Fill within R/W	CY	138,891.00	\$3.50	\$486,118.50		
	3" Asphalt Base Reduction	SY	65,380.00	\$8.00	\$523,040.00		
2	Sidewalks on Both Sides of the Street					\$318,506.00	\$680.57
	4" Concrete Sidewalk	SF	51,092.00	\$5.50	\$281,006.00		
	ADA Ramps	EA	25.00	\$1,500.00	\$37,500.00		
3	Storm Sewer Structure Materials					\$0.00	\$0.00
	Concrete Curb Inlet	EA	0.00	\$2,500.00	\$0.00		
	Concrete Area Inlet	EA	0.00	\$2,500.00	\$0.00		
4	Sanitary Sewer Manhole Locations					\$247,362.00	\$468.00
	Additional Waterline Length	LF	1,081.80	\$90.00	\$97,362.00		
	Sanitary Sewer Manholes	EA	20	\$7,500.00	\$150,000.00		
5	Public Waterline Materials					\$0.00	\$0.00
	12" DIP Waterline w/ appurtenances	LF	0.00	\$20.00	\$0.00		
	8" DIP Waterline w/ appurtenances	LF	0.00	\$10.00	\$0.00		
6	Flowable Fill Requirement					\$2,086,480.00	\$4,458.29
	Sanitary Sewer	CY	19,742.00	\$88.00	\$1,737,296.00		
	Storm	CY	3,597.00	\$88.00	\$316,536.00		
	Water	CY	371.00	\$88.00	\$32,648.00		
7	Street Lighting Illumination Levels					\$267,700.00	\$572.01
	Streetlights & Electrical	LF	21,416.00	\$12.50	\$267,700.00		
8	Street Trees					\$376,293.33	\$804.05
	2" Min. Cal. Street Trees	EA	940.73	\$400.00	\$376,293.33		
TOTAL =						\$4,305,499.83	
Savings \$ Per Lot =						\$9,199.79	

Notes

This is the premium to treat all fill material within R/W

This is the quantity if asphalt base thickness is reduced

This is the quantity if sidewalks on both side of the street are required

This is the ramp quantity if sidewalks on both side of the street are required

This is the additional quantity of waterline if sewer isnt allowed in the street

This is the additional quantity if sewer isnt allowed in the street

17,772 LF in the road, assume avg height=10'

6540 LF in the road, assume avg height=3'

1665 LF in the road, assume avg height =2'

This is the premium to meet KCMO lighting levels

This is the premium to meet KCMO street tree plantings

468 Lots



CPC Recommendations:

Case No. CD-CPC-2021-00216

Approval with conditions