

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

210594

Ordinance Number

Brief Title

Approving the plat of Staley Heights Second Plat, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 25.37 acres generally located the southwest corner of the intersection of N. Woodland Avenue and N.E. 106th Street.), creating 52 lots and 3 tracts.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Barry Ridge Homes, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 52 lot single family subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 2(CL) Loar - Fowler Other districts (school, etc.) North Kansas City 250</p>
<p>Discussion 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>Controlling Case Case No. SD-1570 – On April 17, 2018 the City Planning Commission approved a preliminary plat on about 62 acres, in District R-7.5 (Residential dash 7.5), generally located at the southwest corner of NE 106th Street and N. Woodland Avenue, creating 108 single family lots and four (4) tracts</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Barry Ridge Homes, LLC City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission June 15, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</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

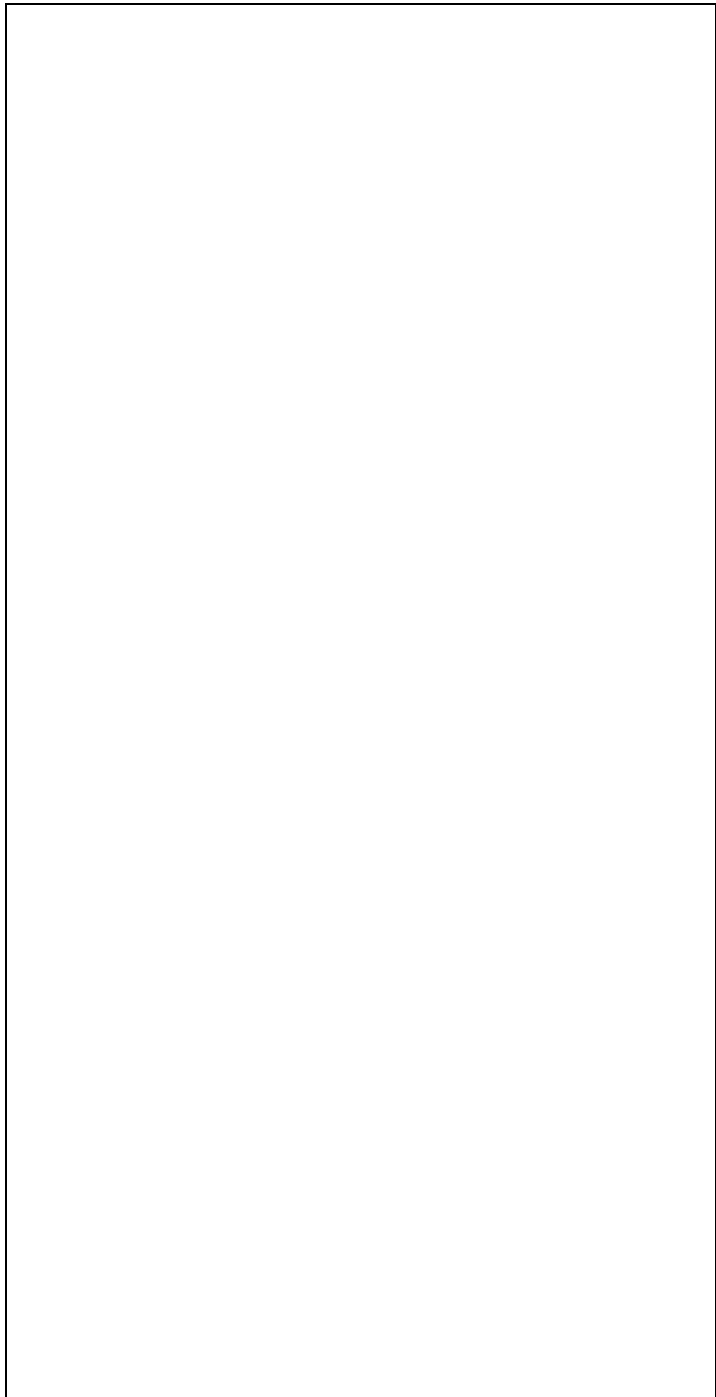
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Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of public and private improvements for a 52 lot single-family residential development, two private open space tracts and one storm water detention tract on approximately 27 acres of previously undeveloped property. These facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing maintenance and upkeep of their personal residences and common properties. 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

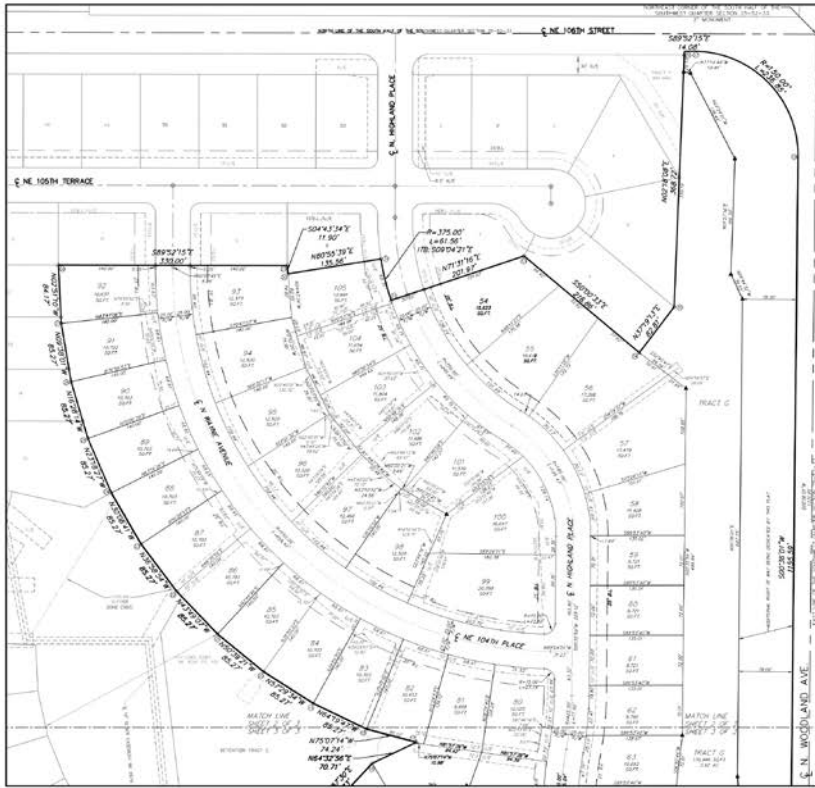
Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: June 31, 2021

Reviewed by:
Lucas Kaspar, PE,
Land Development Division (LDD)
City Planning & Development

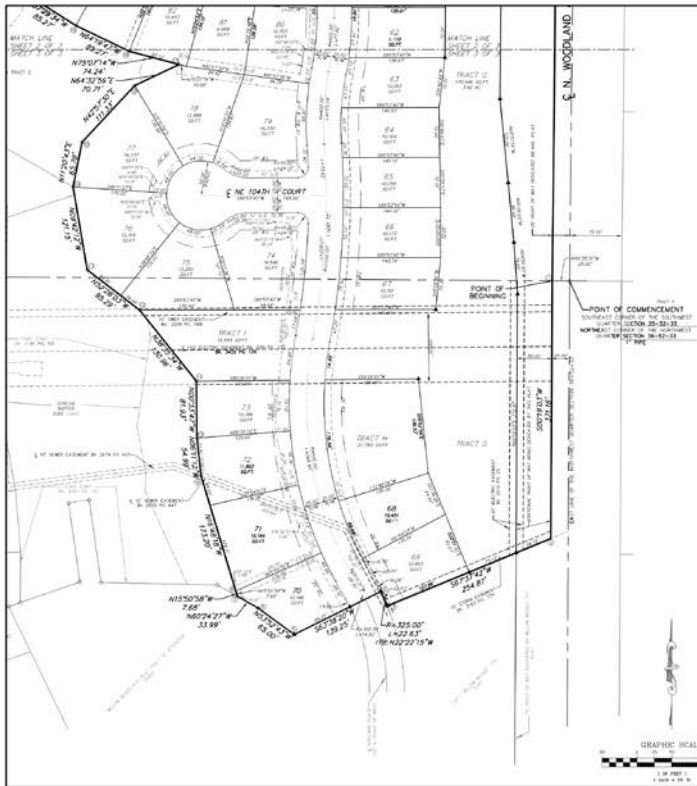
Reference or Case Numbers: CLD-FnPlat-2021-00010



FINAL PLAT
STALEY HEIGHTS
SECOND PLAT
 A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 25
 AND THE NORTHWEST QUARTER OF SECTION 26,
 TOWNSHIP 52 NORTH, RANGE 35 WEST,
 HANCOCK COUNTY, OREGON
 SHEET 2 OF 3



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 SHEET 3 OF 3

PLAT LOCATION: THE UNDEVELOPED PORTION OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE USER TO BE
 LOCATED TO THE NORTH QUARTER OF SECTION 25, AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 52 NORTH,
 RANGE 35 WEST, HANCOCK COUNTY, OREGON.

STREET DESIGNATION: STREETS SHOWN HEREIN AND NOT OTHERWISE DESIGNATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE
 DESIGNATED AS PRIVATE STREETS.

WATER MAIN (SCHEDULE) A WATER MAIN SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION OF THE
 WATER MAIN SYSTEM AND SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION OF THE WATER MAIN SYSTEM
 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION OF THE WATER MAIN SYSTEM.

UTILITY EASEMENTS: EASEMENTS ARE GRANTED TO ALLOW THE INSTALLATION OF UTILITY LINES FOR WATER, SEWER, GAS, ELECTRIC, AND
 TELEPHONE LINES. THE INSTALLATION OF UTILITY LINES SHALL BE IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION OF THE
 UTILITY EASEMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION OF THE UTILITY EASEMENTS.

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POINT OF COMMENCEMENT: THE POINT OF COMMENCEMENT OF THE ABOVE DESCRIBED TRACT OF LAND IS THE POINT OF COMMENCEMENT
 OF THE ABOVE DESCRIBED TRACT OF LAND.

MATCH LINE: THE MATCH LINE OF THE ABOVE DESCRIBED TRACT OF LAND IS THE MATCH LINE OF THE ABOVE DESCRIBED TRACT OF LAND.



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