

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

220652

Ordinance Number

**Brief Title**

Approving the plat of Northview Valley Third Plat an addition in Kansas City, Clay County, Missouri

<p><b>Specific Address</b>                  Approximately 30.45 acres generally located on the east side of N. Brighton Avenue, between N.E. 92nd Street on the north and N.E. Barry Road on the south.</p>
<p><b>Reason for Project</b>                  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 62 lot single family home subdivision.</p>
<p><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.</p> <p><b>CONTROLLING CASE</b>                  Case No. 13528-CUP-1 – Ordinance No. 060594 passed by City Council on June 15, 2006, approved a preliminary Community Unit Project Plan in District R-1a (One family dwelling unit), to allow for 102 single family lots and several tracts.</p>

<p><b>Sponsor</b></p>	Jeffrey Williams, AICP, Director Department of City Planning & Development
<p><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b></p> <p><b>Council District(s)</b> 1(CL) Hall – O’Neill</p> <p><b>Other districts (school, etc.)</b>                  North Kansas City 250</p>
<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b>                  Barry Ridge Homes, LLC</p> <p><b>City Department</b>                  City Planning and Development</p> <p><b>Other</b></p>
<p><b>Opponents</b></p>	<p><b>Groups or Individuals</b>                  None Known</p> <p><b>Basis of Opposition</b></p>
<p><b>Staff Recommendation</b></p>	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:
<p><b>Board or Commission Recommendation</b></p>	<p><b>By: City Plan Commission</b>                  October 6, 2020</p> <p><input type="checkbox"/> Approval  <input type="checkbox"/> Denial  <input checked="" type="checkbox"/> Approval, with conditions</p>
<p><b>Council Committee Actions</b></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

**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



**How will this contribute to a sustainable Kansas City?**

This project consists of public and private improvements for a 62 lot single-family residential development, on approximately 30.45 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.

Written by Lucas Kaspar, PE

**Project Start Date**

**Projected Completion or Occupancy Date**

**Fact Sheet Prepared by:**  
Thomas Holloway

**Date:** July 21, 2022

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

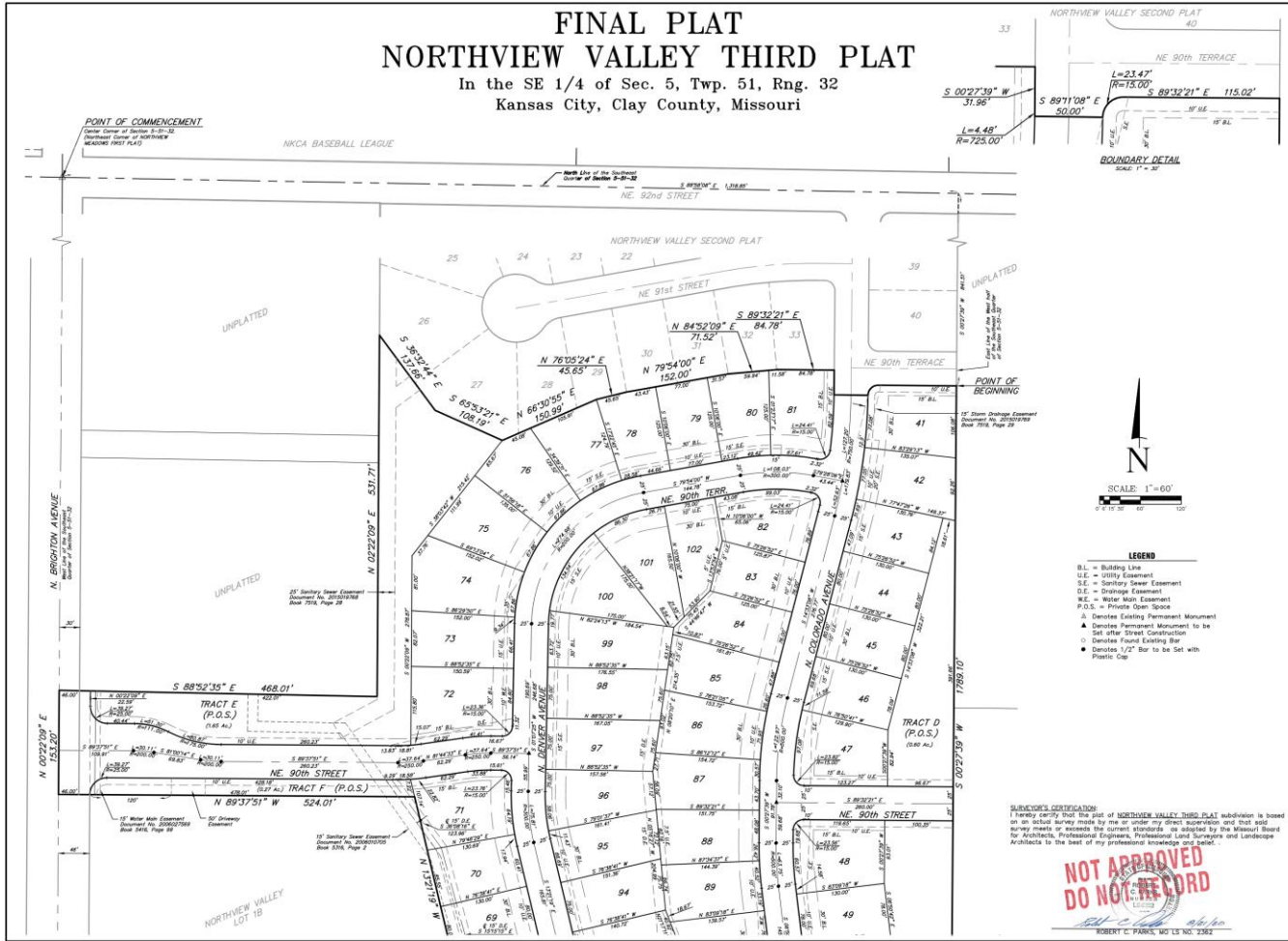
**Reference or Case Numbers:** CLD-FnPlat-2020-00030



# FINAL PLAT

## NORTHVIEW VALLEY THIRD PLAT

In the SE 1/4 of Sec. 5, Twp. 51, Rng. 32  
Kansas City, Clay County, Missouri



**WEINROTH & PARK ENGINEERS, INC.**  
MO. CERTIFICATE OF AUTHORITY  
111 NORTH MAIN, SUITE #100  
KANSAS CITY, MISSOURI 64101  
(816)254-5000 FAX (816)254-9712  
www.wepco.com

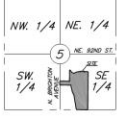
**FINAL PLAT**  
**NORTHVIEW VALLEY THIRD PLAT**  
**SE 1/4 OF SECTION 5, TWP. 51, RING. 32**  
**KANSAS CITY, CLAY COUNTY, MISSOURI**

DATE	
BY	
REVISION	
JOB NO.	4264
DATE	NOTED
DATE	8/21/20
DRAWN	T.K.O.
CHECKED	B.P.
SHEET NO.	2 OF 3

# FINAL PLAT

## NORTHVIEW VALLEY THIRD PLAT

In the SE 1/4 of Sec. 5, Twp. 51, Rng. 32  
Kansas City, Clay County, Missouri



**SECTION LOCATION**  
Section 5, Twp. 51, Rng. 32  
(Not to Scale)

**PROPERTY BOUNDARY DESCRIPTION**

All that part of the Southeast Quarter of Section 5, Township 51, Range 32, in Kansas City, Clay County, Missouri, described as follows:

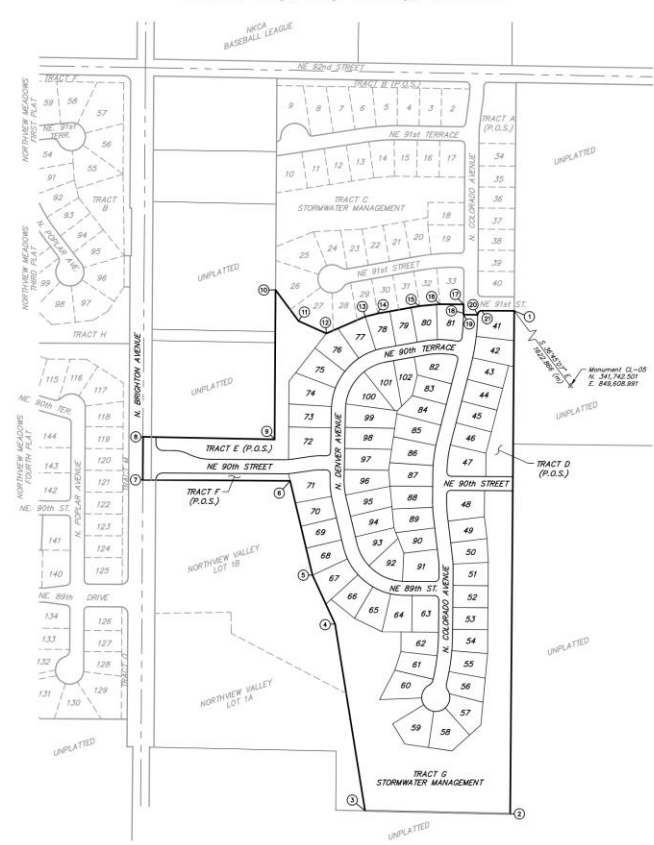
Commencing at the center of said section 5, said point also being the Northeast Corner of NORTHVIEW MEADOWS FIRST PLAT, a subdivision of land in said city and State;

Thence South 85°58'00" East, along the North line of said Southeast Quarter-Section, a distance of 138.85 feet to the East Line of the West Half of said Southeast Quarter-Section; Thence South 02°27'39" West, along said East Line, a distance of 845.51 feet to the Southwest corner of NORTHVIEW VALLEY SECOND PLAT, a subdivision in said city and State, said point also being the Point of Beginning; Thence continuing South 02°27'39" West, along said East Line, a distance of 1789.10 feet to a point on the South Line of said Southeast Quarter-Section; Thence North 88°47'31" West, along said South Line, a distance of 516.35 feet to the Southwest corner of NORTHVIEW VALLEY LOT 1, a subdivision in said city and State; Thence North 09°07'32" West, a distance of 872.56 feet, this line and the following three (3) courses being along said Plat; Thence North 24°46'42" West, a distance of 181.71 feet; Thence North 13°21'19" West, a distance of 344.80 feet; Thence North 82°27'39" West, a distance of 24.01 feet to a point on the West Line of said Southeast Quarter-Section, said point also being on the centerline of N. Brighton Avenue; Thence North 02°27'39" East, along said West Line, a distance of 133.20 feet to the Northwest corner of the Southwest Quarter of said Southeast Quarter-Section; Thence South 85°30'50" East, along the North Line of said Quarter-Section, a distance of 488.01 feet; Thence North 02°27'39" East, a distance of 431.71 feet to the Southwest corner of said NORTHVIEW VALLEY SECOND PLAT; Thence South 30°32'44" East, a distance of 137.66 feet, this line and the following seven (7) courses being along said Plat; Thence South 82°32'31" East, a distance of 128.19 feet; Thence North 66°20'50" East, a distance of 150.99 feet; Thence North 78°32'24" East, a distance of 45.85 feet; Thence North 79°54'00" East, a distance of 152.00 feet; Thence North 84°32'09" East, a distance of 71.52 feet; Thence North 80°23'01" East, a distance of 84.78 feet; Thence South 02°27'39" West, a distance of 31.98 feet to a point of station; Thence South, along said curve to the right, having a radius of 723.00 feet, an arc distance of 4.48 feet; Thence South 89°17'08" East, along a line radial to the preceding course, a distance of 50.00 feet to a point on a curve; Thence, Necessarily along said curve to the right, to which the preceding course is radial, having a radius of 15.00 feet, an arc distance of 23.47 feet to a point of tangency; Thence South 89°22'27" East, a distance of 115.00 feet to the Point of Beginning.

Containing 30.40 acres, more or less.



- LEGEND**
- B.L. = Building Line
  - U.L. = Utility Easement
  - S.E. = Sanitary Sewer Easement
  - D.E. = Drainage Easement
  - M.E. = Motor Motor Easement
  - P.O.S. = Private Open Space
  - Δ = Existing Permanent Monument
  - ▲ = Denotes Permanent Monument to be Set after Street Construction
  - = Denotes Found Existing B.M.
  - = Denotes 1/2" B.M. to be Set with Plastic Cap



LOCATION	STREET GRADES	ELEV.	V.C.T.
6 NE 90th Terrace	N. COLORADO AVENUE	933.84	---
281.21' South of E of NE 90th Terrace		979.05	---
281.21' South of E of NE 90th Terrace		961.50	---
98.21' South of E of NE 90th Terrace		941.50	---
1814.14' South of E of NE 90th Terrace		922.02	---
<b>NE 90th TERRACE / N. DENVER AVENUE / NE 89th STREET</b>			
E. N. Colorado Avenue		983.33	---
75.00' West of E of N. Colorado Avenue		983.77	50'
525.00' Southwest of E of N. Colorado Avenue		954.00	50'
E. NE 90th Street		948.28	---
113.04' South of E. NE 90th Street		947.00	20'
386.04' South of E. NE 90th Street		937.82	30'
73.32' West of E of N. Colorado Avenue		948.82	30'
E. N. Colorado Avenue		938.83	---
<b>NE 90th STREET (West)</b>			
E. N. Brighton Avenue		963.78	---
125.00' West of E of N. Brighton Avenue		963.28	60'
325.00' East of E of N. Brighton Avenue		946.13	50'
520.00' East of E of N. Brighton Avenue		945.86	60'
650.00' East of E of N. Brighton Avenue		948.38	30'
E. N. Denver Avenue		948.28	---
<b>NE 90th STREET (East)</b>			
E. N. Colorado Avenue		957.99	---
245.00' East of E of N. Colorado Avenue		958.51	30'
245.00' East of E of N. Colorado Avenue		948.78	70'
320.00' East of E of N. Colorado Avenue		952.91	---

**NOTE:**  
The bearings and coordinates shown herein are based on the MISSOURI STATE PLANE COORDINATE SYSTEM (1983 and its Amendment), WEST ZONE and are tied to Station CL-03 of the Kansas City Metro Control Project using a combined grid factor of 0.9999923. The coordinates are listed in meters.

Point	Northing	Easting	Point	Northing	Easting
1	343,042.796	848,637.846	12	343,019.344	848,334.276
2	342,995.888	848,476.225	13	343,040.027	848,489.896
3	342,950.599	848,476.225	14	343,040.027	848,489.896
4	342,703.574	848,443.717	15	343,040.027	848,581.911
5	342,758.309	848,418.218	16	343,040.027	848,581.911
6	342,808.003	848,394.844	17	343,040.027	848,581.911
7	342,859.083	848,370.245	18	343,040.027	848,581.911
8	342,868.271	848,335.845	19	343,040.027	848,581.911
9	342,813.474	848,310.187	20	343,040.027	848,581.911
10	343,063.819	848,378.197	21	343,040.027	848,602.893
11	343,031.814	848,404.180			

**DEVELOPED BY:**  
Barry Ridge Homes, LLC  
8901 N. Brighton Avenue  
Kansas City, MO. 64156

**SUBVEYOR'S CERTIFICATION**  
I hereby certify that the plat of NORTHVIEW VALLEY THIRD PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current standards as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects to the best of my professional knowledge and belief.

**NOT APPROVED**  
**DO NOT RECORD**

ROBERT C. PANIS, MO LS NO. 2362

**WEINROTH & PARKS ENGINEERS, INC.**  
MO. CERTIFICATE OF AUTHORITY  
111 NORTH MAIN, SUITE #700  
KANSAS CITY, MO 64108  
(816)241-5000 FAX (816)241-9712  
www.wpecc.com

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**NORTHVIEW VALLEY THIRD PLAT**  
**SE 1/4 OF SECTION 5, TWP. 51, RNG. 32**  
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