

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220536

Ordinance Number

Brief Title

Approving the plat of Ashton Farms 1st Plat, an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 14.83 acres generally located on the south side of East US 40 Highway approximately 1500 feet west of Lee's Summit Road. Creating 38 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 Ashton Farms Development LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 38 lot duplex home subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide</p> <p>Council District(s) 5(JA) Barnes, Parks-Shaw</p> <p>Other districts (school, etc.) Independence 160</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. CD-CPC-2021-00240- Ordinance 220246 – On March 3, 2022 City Council approved a Development Plan, with associated Preliminary Plat, to allow for the development of duplexes on 122 lots, creating 244 units.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Ashton Farms Development, LLC</p> <p>City Department City Planning and Development</p> <p>Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known</p> <p>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 7, 2022</p> <p><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

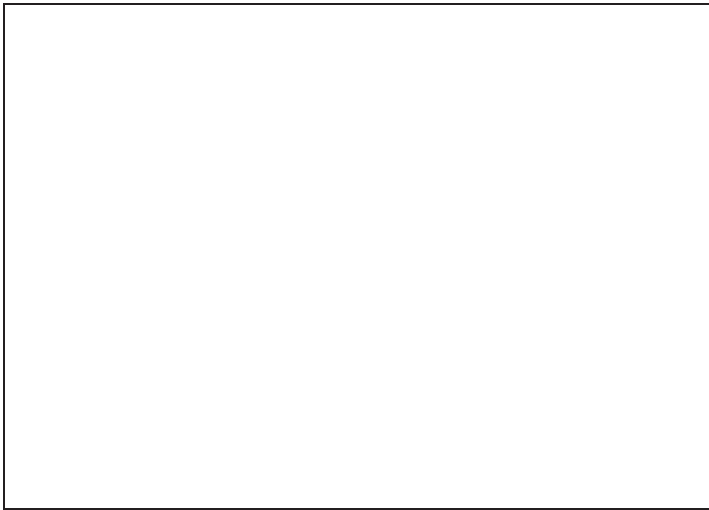
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Policy / Program Impact

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 platting private improvements on 38 acres of undeveloped property for a subdivision of duplexes. The pre-development storm water peak discharge rate and volume will not be exceeded after development of the site. The improvements will improve the overall aesthetics of the site and provide affordable housing.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

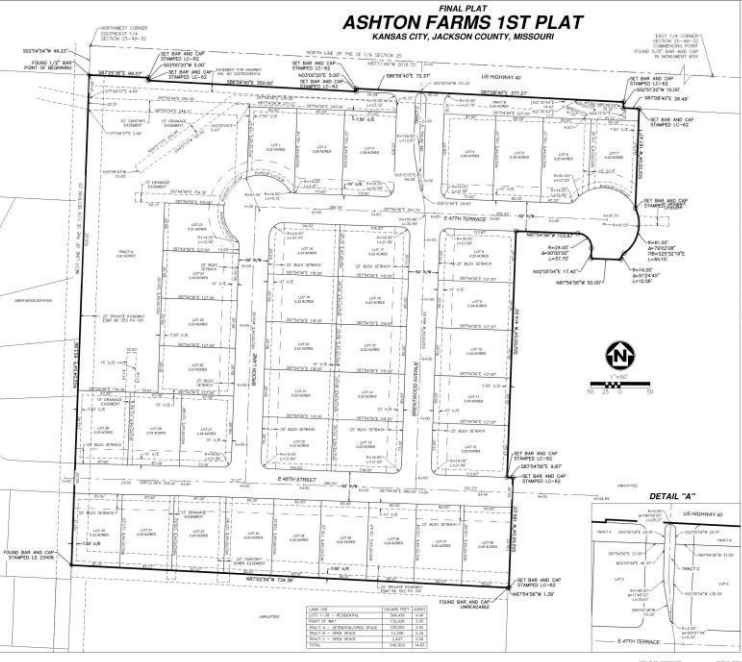
Fact Sheet Prepared by:
Thomas Holloway

Date: February 28, 2022

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

Reference or Case Numbers: CLD-FnPlat-2022-00022

**FINAL PLAT
ASHTON FARMS 1ST PLAT
KANSAS CITY, JACKSON COUNTY, MISSOURI**

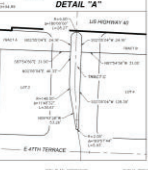


DEVELOPER: Ashton Farms Development, LLC, 3333 South Truman Blvd., Suite 100, Kansas City, Missouri 64111
OWNER: Ashton Farms Development, LLC, 3333 South Truman Blvd., Suite 100, Kansas City, Missouri 64111
RECORDING: This plat is recorded in accordance with the provisions of the Kansas Subdivision Act, Chapter 172, R.S.M.S., and the provisions of the Kansas Platting Act, Chapter 173, R.S.M.S., and the provisions of the Kansas Surveying Act, Chapter 174, R.S.M.S.

PLAT DESCRIPTION: This plat is a subdivision of the Ashton Farms 1st Plat, Kansas City, Jackson County, Missouri. The subdivision is located in the south-east corner of Section 33, Township 48 N., Range 26 W., 3rd Meridian. The subdivision consists of 15 lots, each with its own dimensions and bearings. The subdivision is bounded by E 48th Street to the west, E 52nd Street to the east, and a north-south line to the south. The subdivision is shown on the attached plat map. The subdivision is shown on the attached plat map. The subdivision is shown on the attached plat map.

LOT LIST

LOT NO.	ACRES	BEARING	LENGTH	WIDTH	AREA (SQ. FT.)	AREA (ACRES)	OWNER
1	0.10	N 10° 30' 00" E	150.00	80.00	12,000.00	0.27	ASHTON FARMS DEVELOPMENT, LLC
2	0.10	S 89° 30' 00" E	80.00	150.00	12,000.00	0.27	ASHTON FARMS DEVELOPMENT, LLC
3	0.10	N 00° 00' 00" E	150.00	80.00	12,000.00	0.27	ASHTON FARMS DEVELOPMENT, LLC
4	0.10	S 89° 30' 00" E	80.00	150.00	12,000.00	0.27	ASHTON FARMS DEVELOPMENT, LLC
5	0.10	N 00° 00' 00" E	150.00	80.00	12,000.00	0.27	ASHTON FARMS DEVELOPMENT, LLC
6	0.10	S 89° 30' 00" E	80.00	150.00	12,000.00	0.27	ASHTON FARMS DEVELOPMENT, LLC
7	0.10	N 00° 00' 00" E	150.00	80.00	12,000.00	0.27	ASHTON FARMS DEVELOPMENT, LLC
8	0.10	S 89° 30' 00" E	80.00	150.00	12,000.00	0.27	ASHTON FARMS DEVELOPMENT, LLC
9	0.10	N 00° 00' 00" E	150.00	80.00	12,000.00	0.27	ASHTON FARMS DEVELOPMENT, LLC
10	0.10	S 89° 30' 00" E	80.00	150.00	12,000.00	0.27	ASHTON FARMS DEVELOPMENT, LLC
11	0.10	N 00° 00' 00" E	150.00	80.00	12,000.00	0.27	ASHTON FARMS DEVELOPMENT, LLC
12	0.10	S 89° 30' 00" E	80.00	150.00	12,000.00	0.27	ASHTON FARMS DEVELOPMENT, LLC
13	0.10	N 00° 00' 00" E	150.00	80.00	12,000.00	0.27	ASHTON FARMS DEVELOPMENT, LLC
14	0.10	S 89° 30' 00" E	80.00	150.00	12,000.00	0.27	ASHTON FARMS DEVELOPMENT, LLC
15	0.10	N 00° 00' 00" E	150.00	80.00	12,000.00	0.27	ASHTON FARMS DEVELOPMENT, LLC



E 48TH STREET
 Right-of-Way: 66.00 ft
 Street: 33.00 ft
 Easement: 33.00 ft

BROWN LAKE
 Right-of-Way: 66.00 ft
 Street: 33.00 ft
 Easement: 33.00 ft

SHENWOOD AVENUE
 Right-of-Way: 66.00 ft
 Street: 33.00 ft
 Easement: 33.00 ft

E 49TH STREET
 Right-of-Way: 66.00 ft
 Street: 33.00 ft
 Easement: 33.00 ft

E 50TH STREET
 Right-of-Way: 66.00 ft
 Street: 33.00 ft
 Easement: 33.00 ft

E 51ST STREET
 Right-of-Way: 66.00 ft
 Street: 33.00 ft
 Easement: 33.00 ft

E 52ND STREET
 Right-of-Way: 66.00 ft
 Street: 33.00 ft
 Easement: 33.00 ft

ASHTON FARMS 1ST PLAT
 Right-of-Way: 66.00 ft
 Street: 33.00 ft
 Easement: 33.00 ft



REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/15/2023
2	ISSUED FOR RECORD	12/15/2023

FINAL PLAT

ASHTON FARMS 1ST PLAT

SECTION 33, TOWNSHIP 48 NORTH, RANGE 26 WEST

PROJECT LOCATION

SECTION 33, TOWNSHIP 48 NORTH, RANGE 26 WEST

LEGEND

- Project Boundary
- Project Location

SHEET NUMBER
1 OF 1