

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

Ordinance Number

Brief Title

Approving the plat of Tyson Summit 1ST Plat, Lots 1-24 & Tracts A Thru D, an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 9.22 acres generally located at the northeast corner of I-435 both sides of Eastern Avenue and 55th Street, creating 24 lots and 4 tracts.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; padding: 5px;">Sponsor</td> <td style="padding: 5px;">Jeffrey Williams, AICP, Director Department of City Planning & Development</td> </tr> <tr> <td style="padding: 5px;">Programs, Departments, or Groups Affected</td> <td style="padding: 5px;">City-Wide Council District(s) 3(JA) Robinson - Ellington Other districts (school, etc.) Raytown 150</td> </tr> <tr> <td style="padding: 5px;">Applicants / Proponents</td> <td style="padding: 5px;">Applicant(s) Tyson Company, LLC City Department City Planning and Development Other</td> </tr> <tr> <td style="padding: 5px;">Opponents</td> <td style="padding: 5px;">Groups or Individuals None Known Basis of Opposition</td> </tr> <tr> <td style="padding: 5px;">Staff Recommendation</td> <td style="padding: 5px;"><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</td> </tr> <tr> <td style="padding: 5px;">Board or Commission Recommendation</td> <td style="padding: 5px;">By: City Plan Commission January 15, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</td> </tr> <tr> <td style="padding: 5px;">Council Committee Actions</td> <td style="padding: 5px;"><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</td> </tr> </table>	Sponsor	Jeffrey Williams, AICP, Director Department of City Planning & Development	Programs, Departments, or Groups Affected	City-Wide Council District(s) 3(JA) Robinson - Ellington Other districts (school, etc.) Raytown 150	Applicants / Proponents	Applicant(s) Tyson Company, LLC City Department City Planning and Development Other	Opponents	Groups or Individuals None Known Basis of Opposition	Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:	Board or Commission Recommendation	By: City Plan Commission January 15, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions	Council Committee Actions	<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
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<p>Reason for Project This final plat application was initiated by Tyson Company, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 24 lot residential subdivision.)</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. 5604-P-3 - Ordinance No. 180399 passed by City Council on June 7, 2018, approved a development plan about 48 acres in District R-2.5 (Residential dash 2.5) to allow for 141 single family residential lots.</p>															

Details

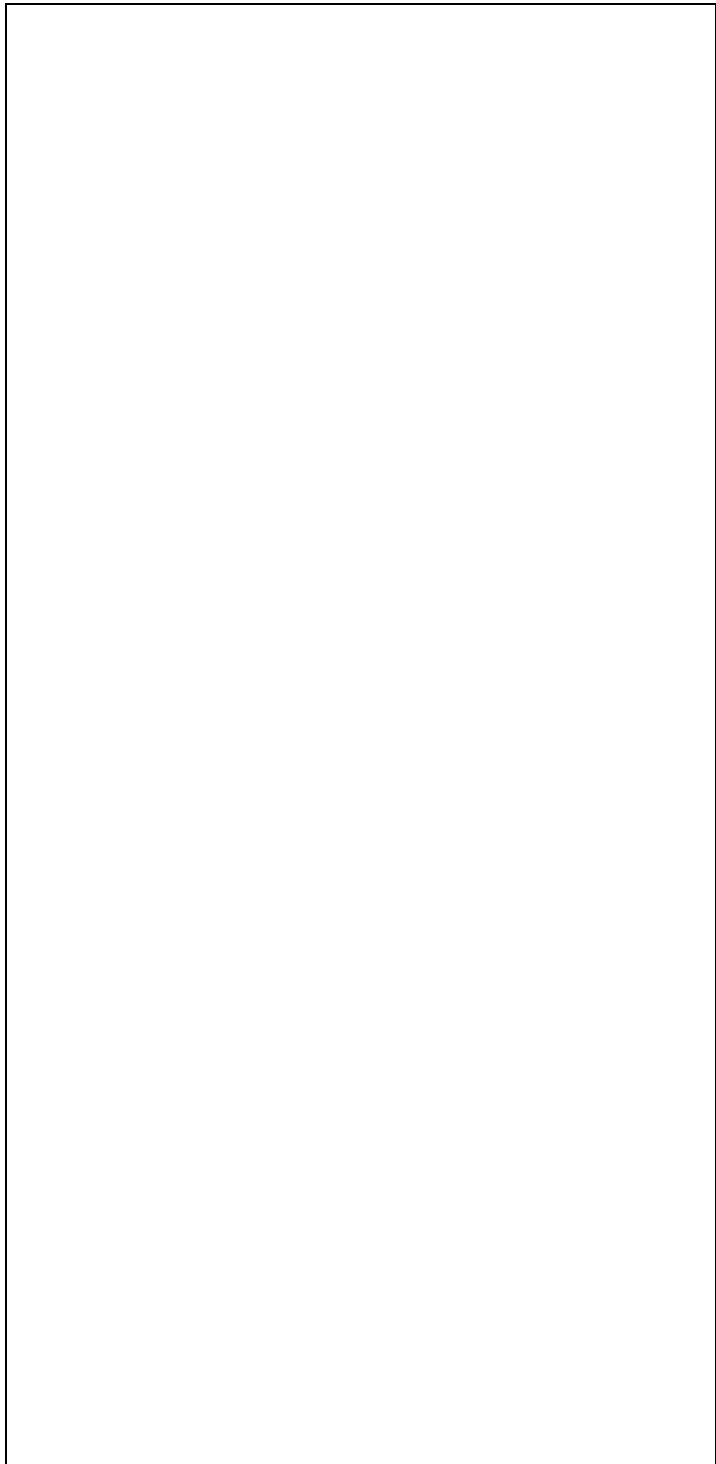
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Policy / Program Impact

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 42 lot single-family residential development, and four private open space tracts on approximately 19.85 acres of previously undeveloped property. There is also an existing storm water detention facility constructed by an earlier plat. 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: March 15, 2021

Reviewed by:

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

Reference or Case Numbers: CLD-FnPlat-2020-00031

FINAL PLAT OF
TYSON SUMMIT 1ST PLAT
 LOTS 1-24 & TRACTS A THRU D
 A PART OF THE NW 1/4 SEC. 31-49-32 &
 A PART OF THE NE 1/4 SEC. 36-49-33
 KANSAS CITY, JACKSON COUNTY, MISSOURI
 CLASS OF SURVEY-URBAN

PLAT DECLARATION:
 THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "TYSON SUMMIT 1ST PLAT, LOTS 1 THRU 24 & TRACTS A THRU D."

EASEMENT DESIGNATION:
 AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWERAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND AND CONDUIT, PIPED UNDERGROUND SERVICES, TRENCHES, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY WHOMEVER THEIR EXISTENCE OR PARTY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DESIGNATED OVER THE LOCATION OF THE UTILITY EASEMENTS WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE ABOVE SAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREAFTER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, DRIVEWAYS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTIONS IN INTERFERENCE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADDITIONAL LAND AS MAY BE NECESSARY FOR THE PROPER AND EFFICIENT USE OF THE UTILITIES LOCATED BY THE EASEMENT. NO DECLARATION OF FULL SHALL BE MADE OR OBTAINED OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EXISTING COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THEREON UNLESS A WRITING FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC SERVICES AS TO OTHER MARK EASEMENTS.

STREETS:
 STREETS SHOWN HEREON AND NOT HERETOFORE DESIGNATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DESIGNATED.
BUILDING SETBACKS:
 BUILDING SETBACKS OF LOT LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

UNDESIRABLE NOISE LEVELS:
 THE AREA DESCRIBED HEREIN LIES ADJACENT TO INTERSTATE 435, AS SUCH, SUCH DIVISION MAY BE SUBJECT TO UNDESIRABLE NOISE LEVELS DUE TO TRAFFIC CONCENTRATION. APPROPRIATE MEASURES SHOULD BE TAKEN THROUGH ACOUSTICAL SITE PLANNING AND/OR ACOUSTICAL CONSTRUCTION TO REDUCE THE IMPACT OF UNDESIRABLE NOISE LEVELS.
MONY IN LIEU OF PARKING:
 THE DEVELOPER AGREES TO PAY TO THE CITY OF KANSAS CITY, MISSOURI A SUM OF \$1,500.00 IN LIEU OF REQUIRED PARK LAND DESIGNATION FOR 24 SINGLE LOTS PURSUANT TO SECTION 64-126, CODE GENERAL ORDINANCE NO. 110,000.

MAINTENANCE OF TRACTS:
 TRACT A IS TO BE USED FOR STORM WATER DETENTION AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE COVENANT TO MAINTAIN STORM WATER DETENTION FACILITY AGREEMENT RECORDED SIMULTANEOUSLY WITH THIS PLAT. TRACT B IS LOCATED WITHIN STREET RIGHT OF WAY AND ARE HEREBY DESIGNATED AS OPEN GREEN SPACE AND TRACTS C AND D ARE TO BE USED FOR SOIL AMBRODICATION. TRACTS B, C, AND D SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE DECLARATION OF RESTRICTIONS RECORDED SIMULTANEOUSLY WITH THIS PLAT.
RESTRICTED ACCESS:
 NO VEHICULAR ACCESS ONTO SOUTH STREET FROM LOTS 1 AND 24.
 NO VEHICULAR ACCESS INTO INTERSTATE 435 FROM LOTS 1 THRU 12.

BUFFER STRIP:
 THIS STRIP RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNER OR DEVELOPER, THE BUILDING OF STRUCTURES HEREON IS PROHIBITED.
DESCRIPTION:
 A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 49, RANGE 33 AND A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 49, RANGE 33 ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 13, BLOCK 9, VINEYARD HILLS EAST, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 435, THENCE NORTH 89 DEGREES 23 MINUTES 39 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 13, 178.86 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF EASTERN AVENUE, THENCE SOUTH 89 DEGREES 23 MINUTES 42 SECONDS EAST ALONG THE SOUTH LINE AND THE EXTENSION THEREOF OF LOT 1, BLOCK 7 OF SAID SUBDIVISION, 124.51 FEET, THENCE SOUTH 89 DEGREES 23 MINUTES 42 SECONDS WEST 400.00 FEET, THENCE SOUTH 89 DEGREES 23 MINUTES 42 SECONDS EAST 253.27 FEET, THENCE SOUTH 89 DEGREES 23 MINUTES 42 SECONDS WEST 427.54 FEET, THENCE SOUTH 89 DEGREES 23 MINUTES 42 SECONDS EAST 124.51 FEET, THENCE SOUTH 89 DEGREES 23 MINUTES 42 SECONDS WEST 214.81 FEET TO A POINT ON THE CENTERLINE OF EAST 54TH STREET ALSO BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 49, RANGE 33, THENCE NORTH 89 DEGREES 23 MINUTES 42 SECONDS WEST ALONG SAID LINE, 157.92 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 89 DEGREES 23 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF INTERSTATE 435, THENCE NORTH 02 DEGREES 12 MINUTES 34 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, 1058.20 FEET, THENCE NORTH 10 DEGREES 47 MINUTES 28 SECONDS ALONG SAID RIGHT OF WAY LINE, 154.88 FEET TO THE POINT OF BEGINNING, CONTAINING 122 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT, HAVE HERETOBY SUBSCRIBED THEIR NAME THIS DAY OF _____, 2020.
FAYN DEVELOPERS, LLC
 FOREST E. TYSON, JR., MANAGER OF TYSON COMPANY, LLC
 STATE OF MISSOURI)
 COUNTY OF JACKSON)

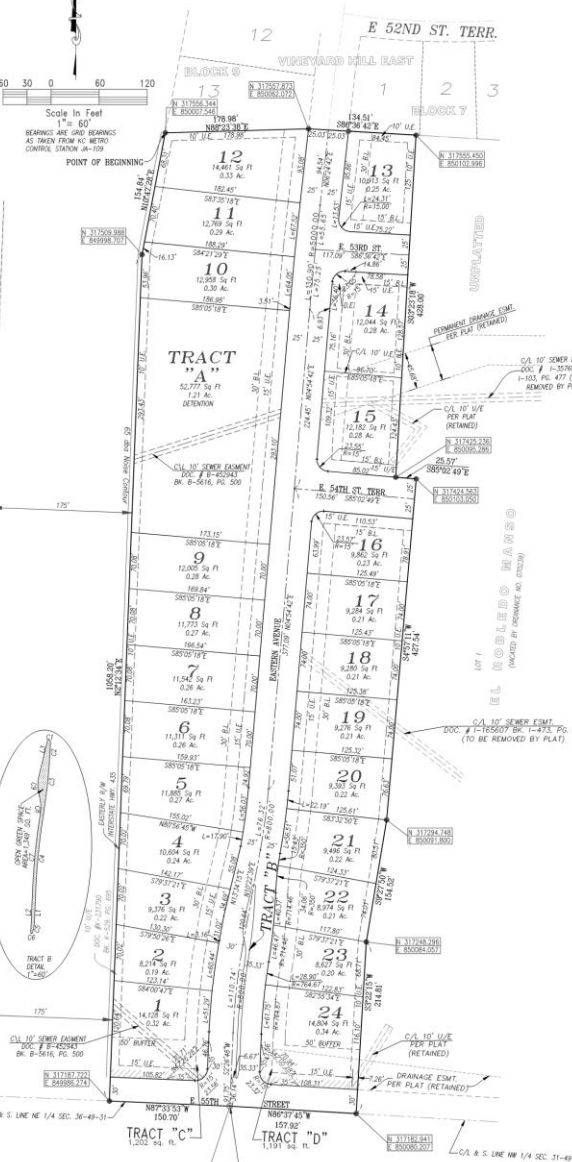
ON THIS _____ **DAY OF** _____, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FOREST E. TYSON, JR., MANAGER OF TYSON COMPANY, LLC, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON DESCRIBED IN AND WHO EXECUTED THE SAME AS HIS FREE ACT AND DEED.
IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL ON THE LAST DAY AND YEAR WRITTEN ABOVE.
NOTARY PUBLIC IN AND FOR THE SAID ABOVE COUNTY AND STATE
 MY COMMISSION EXPIRES: _____
PUBLIC WORKS: _____ **PLANNING COMMISSION:** _____
DIRECTOR - SHERIE K. MCINTYRE, P.E. _____ **APPROVED DATE:** JANUARY 02, 2018
SECRETARY: _____

CITY COUNCIL:
 THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "TYSON SUMMIT 1ST PLAT, LOTS 1 THRU 24 AND TRACT A THRU D", WAS LEGALLY SUBMITTED AND APPROVED BY THE COLLEGE OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. _____, ONLY AUTHENTICATED AS SUCH THIS _____ DAY OF _____, 2020.
MAYOR - QUINCY LUCAS _____ **APPROVED BY JACKSON COUNTY GIS DEPARTMENT**
CITY CLERK - MARILENE SANDERS _____

STREET GRADINGS			
LENGTH	GRADE POINT	ELEVATION	PM
00	INTERSECTION WITH 56TH STREET	876.32	-----
10.70	FEET NORTH OF 56TH STREET	876.07	20.33' V.C.
274.83	FEET NORTH OF 56TH STREET	887.41	305.78' V.C.
576.37	FEET NORTH OF 56TH STREET	910.82	268.34' V.C.
897.06	FEET NORTH OF 56TH STREET	895.60	370.55' V.C.
1148.13	FEET NORTH OF 56TH STREET	910.62	86.02' V.C.
1244.25	FEET NORTH OF 56TH STREET	914.48	87.92' V.C.

E. 54TH STREET			
LENGTH	GRADE POINT	ELEVATION	PM
00	INTERSECTION WITH EASTERN AVENUE	904.81	-----
70.29	FEET EAST OF EASTERN AVENUE	901.73	-----
257.45	FEET EAST OF EASTERN AVENUE	914.41	-----

E. 54TH STREET TERRACE			
LENGTH	GRADE POINT	ELEVATION	PM
00	INTERSECTION WITH EASTERN AVENUE	898.74	-----
42.85	FEET EAST OF EASTERN AVENUE	896.98	81.83' V.C.
177.37	FEET EAST OF EASTERN AVENUE	906.33	141.23' V.C.



TRACTS C & D ARE TO BE USED FOR SOIL AMBRODICATION (SEE MAINTENANCE OF TRACTS)

POINT	BEARING	TRAVELER	ANGLE	BEARING	DISTANCE
JA-109 A	GRD.	MEAS.	W/STATION	USING	
JA-109	S89°22'00"E	0.19		317678.684	850046.363
P.O.B.	S74°45'00"W	1528.43	485.185	317558.344	850007.546

1 METER = 3.2808333 FT

ALL COORDINATES AND ALL BEARINGS AS SHOWN IN THE TRAVELER TABLE ARE BASED ON MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, USING A CONVERGED GRID FACTOR OF 0.999994.

TRACT "B"

LINE	LENGTH	BEARING
1	41.78'	S02°28'00"W
2	58.00'	S02°28'00"W
3	44.50'	S12°24'15"W

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	5.82'	2.80'
C2	7.88'	378.67'
C3	83.72'	688.70'
C4	86.78'	798.61'
C5	14.43'	20.00'
C6	2.85'	1.90'
C7	84.7'	284.15'
C8	22.14'	50.87'
C9	25.29'	49.37'

LEGEND:
 - SET 1/2" BEARS AND CAP
 - ALL BEARS CORNERS
 - ALL 1/4" BEARS
 - FOUND MONUMENT (AS-NOTED)
 - EASEMENT EASEMENT
 - UTILITY EASEMENT
 - WITHIN MEASUREMENTS BETWEEN RANG
 - RESTRICTION ACCESS
 - PROPERTY IS NOT IN FLOOD PLAIN

LOCATION MAP
 SCALE=1"=2000'
 SECTION 31 TOWNSHIP 49 RANGE 32
 SECTION 36 TOWNSHIP 49 RANGE 33

I HEREBY CERTIFY THAT THE PLAT OF TYSON SUMMIT 1ST PLAT LOTS 1 THRU 24 & TRACTS A THRU D SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF MINERAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY BELIEF.
 ROGER A. BARKER, PLS. INC. NO. 2154

FINAL PLAT OF "TYSON SUMMIT 1ST PLAT"

FINAL PLAT

DATE: AUG. 28, 2020
 DEVELOPER/CLIENT:
 TYSON COMPANY, LLC
 FOREST E. TYSON, JR., GEN. MGR.
 KANSAS CITY, MISSOURI 64110
 PH# 816-231-0473

BOUNDARY & CONSTRUCTION SURVEYING, INC.
 821 NE COLUMBUS STREET, SUITE 100, LEE'S SUMMIT, MO. 64063
 PH# 816/254-9795, FAX # 816/254-0337

PROJECT NO. 18-263 SHEET 1 OF 1
 FINAL PLAT OF "TYSON SUMMIT 1ST PLAT"