

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

210211

Ordinance Number

Brief Title

Approving the plat of Benson Place Landing – Second Plat, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 38.79 acres generally located at the East side of Eastern Avenue in between N.E. 104th Street to the North and N.E. 101st Street to the South, creating 82 lots and 4 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 Hunt Midwest Real Estate Development Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 82 lot single family subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 1(CL) Hall – O’Neill Other districts (school, etc.) Liberty 230</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. 12359-CUP-13 – The City Council on March 3, 2005, recommended approved ordinance 050249 of a Community Unit Project on approximately 459 acres generally located on the north side of N.E. 96th Street, from a point located approximately one-quarter mile east of N. McKinley Avenue, extending westerly approximately one-quarter mile along N.E. 96th Street with a portion of the development extending to future N. Eastern Avenue on the west and north of N.E 103rd Terrace on the north. (12359-CUP-13) CURRENT APPROVED PLAN.</p> <p>RELATED RELEVANT CASES CD-AA-2019-00079- Amendment to 12359-CUP-13 – Minor changes to the layout of trails and some streets. This plan was administratively approved in October 2019.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Hunt Midwest Real Estate Development Inc. 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 October 6, 2020 <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

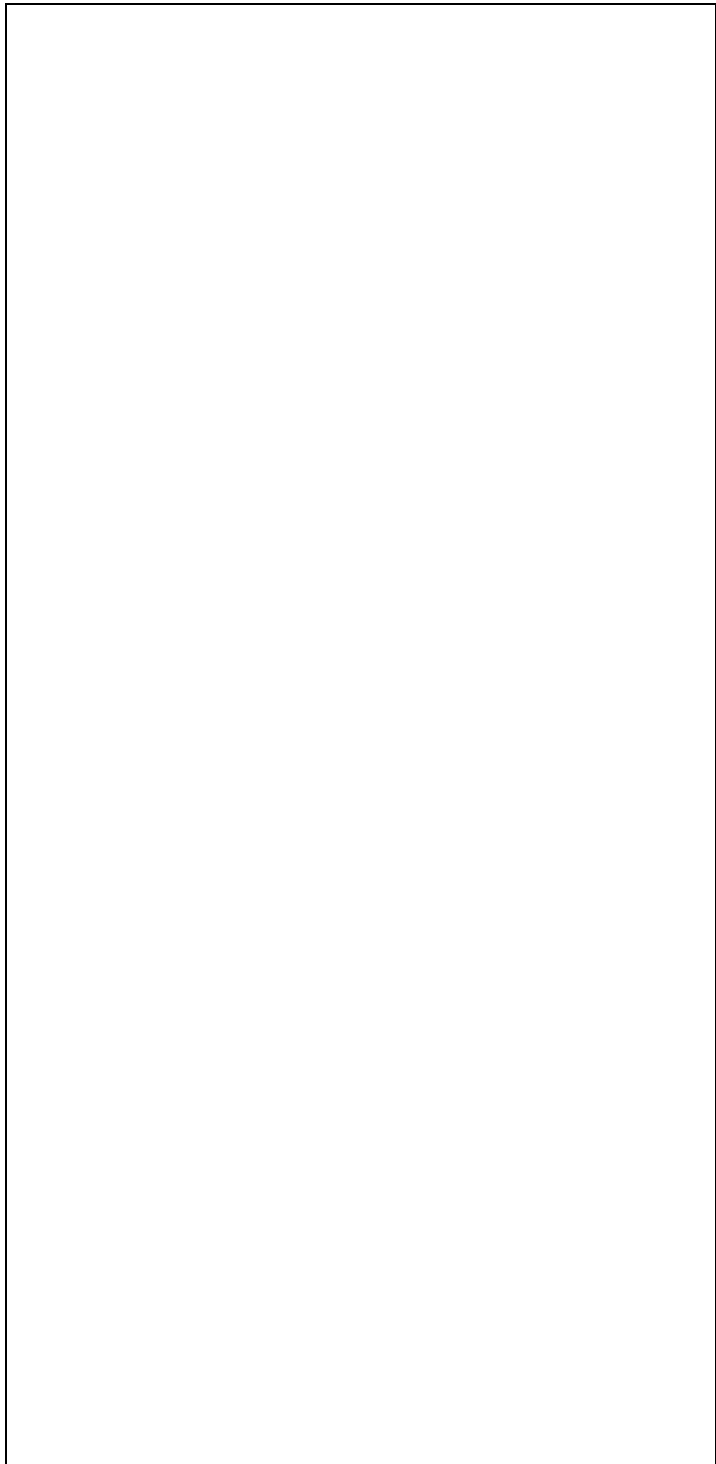
--

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 82 lot single-family residential development, and four private open space tracts on approximately 38.79 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>
---	---

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:

Date: March 3, 2021

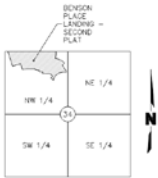
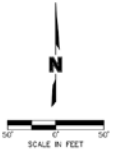
Thomas Holloway

Reviewed by:

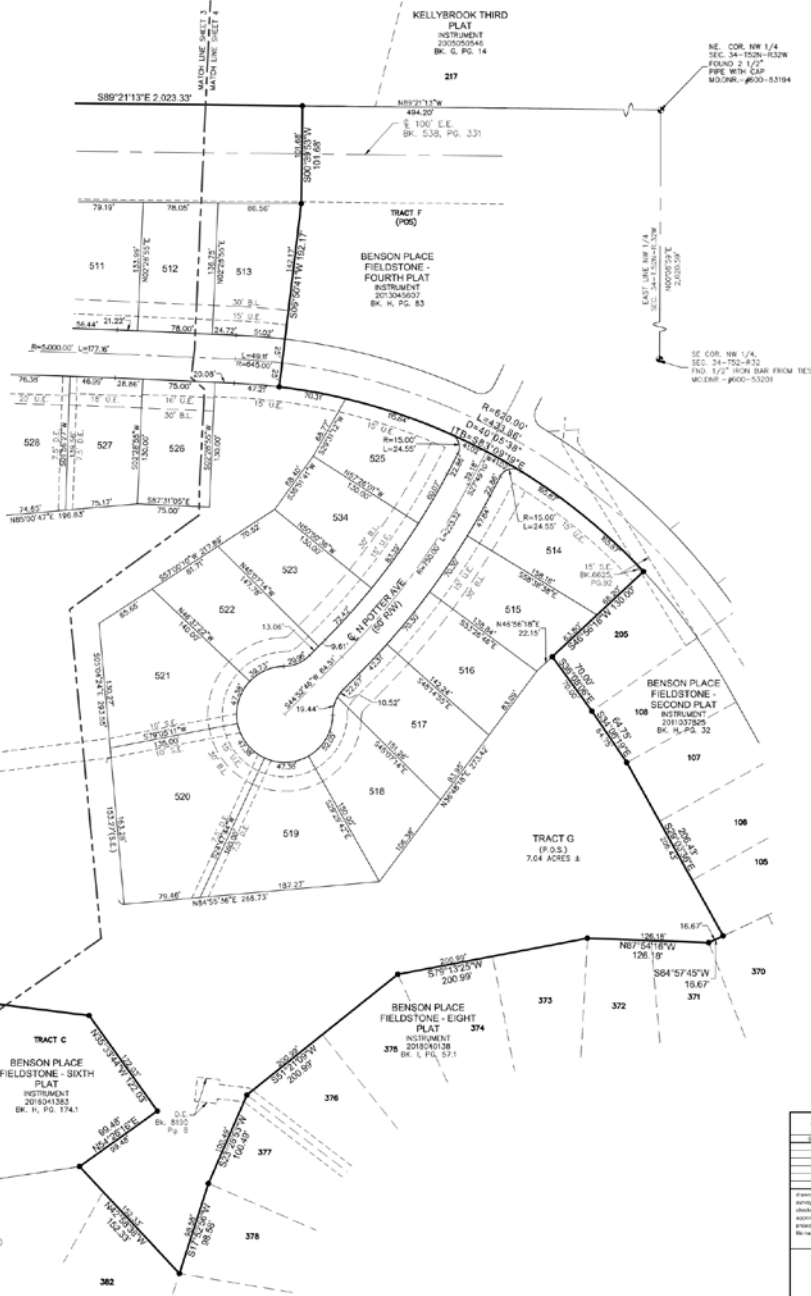
Lucas Kaspar, PE,
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2020-00024

FINAL PLAT OF
BENSON PLACE LANDING - SECOND PLAT
 NW 1/4 SEC. 34, TWP. 52 N., R. 32 W.
 KANSAS CITY, CLAY COUNTY, MISSOURI



LOCATION MAP
 SEC. 34, TWP. 52 N., R. 32 W.
 (N.T.S.)



- PLAN LEGEND**
- FND FOUND (MONUMENTATION AS NOTED)
 - SET SET
 - ◆ SET 1/2" IRON BAR WITH PLASTIC CAP TO BE SET UPON COMPLETION OF CONSTRUCTION (1/2" BARS WITH CAPS WILL ALSO BE SET ON ALL LOT AND TRACT CORNERS)
 - STREET NAME END
 - E.E. ELECTRIC EASEMENT
 - W.E. WATER EASEMENT
 - S.E. STORM DRAINAGE EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - S.D.E. SURFACE DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - R. RADIUS
 - L. ARC DISTANCE
 - Δ DELTA / CENTRAL ANGLE
 - C. CENTERLINE
 - T.B. TANGENT BEARING
 - R/W. RIGHT-OF-WAY
 - B.L. BUILDING SETBACK
 - P.G.S. PRIVATE OPEN SPACE

SURVEYOR'S NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMENTARY FOR TITLE INSURANCE PROVIDED BY CORTER LAND TITLE, INC., TITLE NO. 20030602, WITH A COMMITMENT DATE OF MAY 22, 2020, AT 8:00 A.M.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE 1580 MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "21-05" WITH A GRID FACTOR OF 0.999903. ALL COORDINATES SHOWN ARE IN METERS.

THIS PLAT AND SURVEY OF BENSON PLACE LANDING - SECOND PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116. I HEREBY CERTIFY THAT THE PLAT OF BENSON PLACE LANDING - SECOND PLAT SUBDIVISION IS BASED ON ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF GEOLOGICAL AND METEOROLOGICAL SURVEYS. I FURTHER CERTIFY THAT I HAVE A COMPLIANCE WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLE 356
 JACOB E. BOCKENBUSH, MO PLS 2000274092
 JULY 15, 2020
 JTB@OLSSON.COM

DATE OF SURVEY
 07/15/2020 by Engineer

Drawn by: JTB/BO
 Checked by: JTB/BO
 Approved by: JTB/BO
 No. in set: 1 PLAT (20200702)

olsson

OLSSON & ASSOCIATES, INC. 1301 BURLINGTON STREET #100 NORTH KANSAS CITY, MISSOURI 64116
 NORTH KANSAS CITY, MO 64116 FAX 816.521.1888 www.olsson.com

SHEET
 4 of 5

DEVELOPER: HUNT HENRIEST REAL ESTATE DEVELOPMENT, INC. 8330 NE UNDERGROUND DRIVE KANSAS CITY, MO 64181 816-455-2500
 DATE: JUL 15, 2020 1:30pm
 USER: jacobbock@olsson.com

