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

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. 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.) 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. **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. 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.

Sponsor	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments, or Groups Affected	City-Wide Council District(s) 1(CL) Hall – O'Neill
	Other districts (school, etc.) Liberty 230
Applicants / Proponents	Applicant(s) Hunt Midwest Real Estate Development Inc.
Торонена	·
	City Department
	City Planning and Development
	Other
Onnonenta	Groups or Individuals
Opponents	Groups or Individuals None Known
	TYONE IXHOWN
	Basis of Opposition
Staff	
Recommendation	⊠ For
	Reason Against:
	_
Board or Commission Recommendation	By: City Plan Commission
	October 6, 2020
	☐ Approval
	Denial
	Approval, with conditions
Council Committee Actions	│
, rough	Do Pass (as amended)
	Committee Sub.
	Without Recommendation
	Hold
	☐ Do not pass

Details	Policy / Program Impact				
	Policy or Program Change	No ☐ Yes			
	Operational Impact Assessment N/A				
	Finances				
	Cost & Revenue Projections – Including Indirect Costs				
	Financial Impact				
	N/A				
	Fund Source and Appropriation Account Costs				
	Is it good for the children?				

	How will this contribute to a sustainable Kansas City?	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.
		Written by Lucas Kaspar, PE
Project Start Date		

Date: March 3, 2021

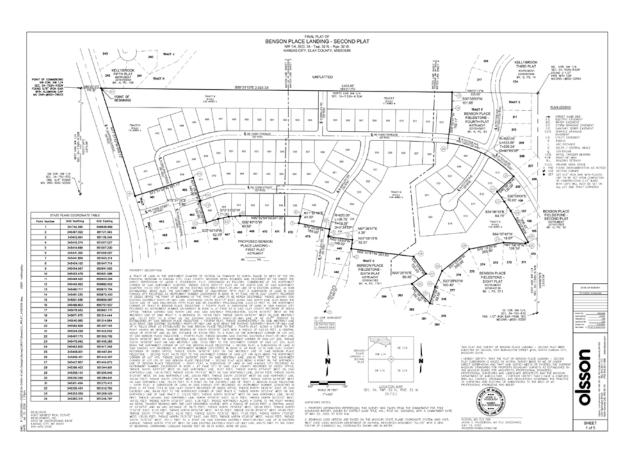
Projected Completion or Occupancy Date

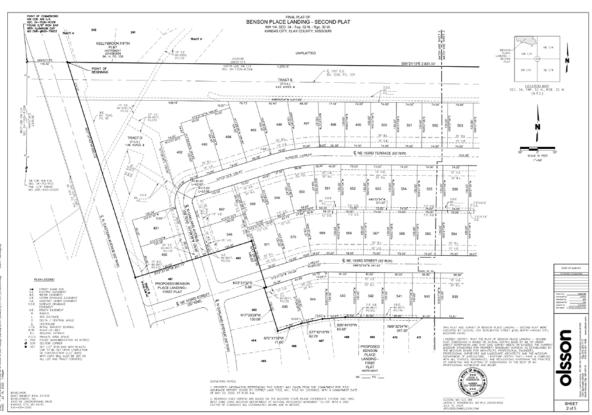
Fact Sheet Prepared by:

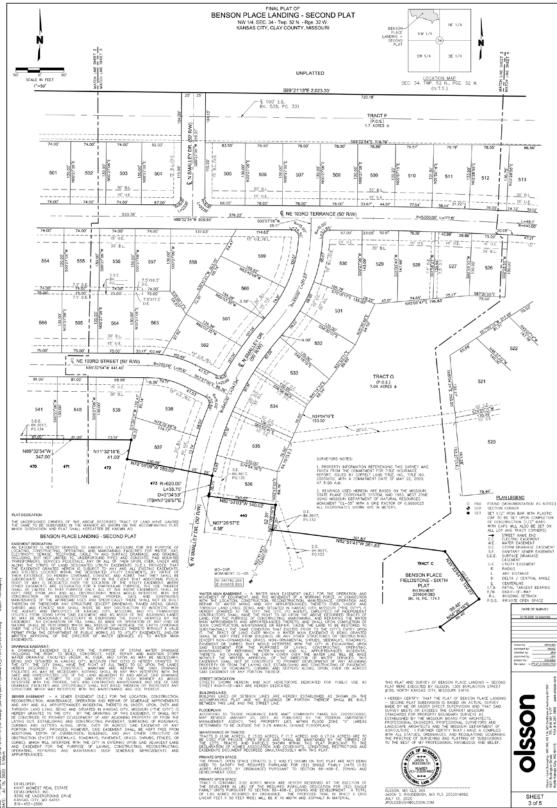
Thomas Holloway

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

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







P. Mohr B. March and R. M. L. M. A. M. Demisson, P. Ground, Schools for Manual Str. 1998, 87, A 1994 St. Aug.

5. F.13019\0001-0500\019-0454-A\40-Design\55-res\389\15eess\7\P94A\1-A\90454-4-2

FINAL PLAT OF BENSON PLACE LANDING - SECOND PLAT NY 14. SEC. 34 - Typ. 52 N. - Rgs. 32 W. KANSAS CITY, CLAY COUNTY, MISSOURI

			Second Pla							
M	Bear Left	w Openin Rear	Erect Front	Front	STREET GRADES:					
и	MLD	Right MLO	Left MLD	Right MLO	STREET GRADES INFORMATIO	N FOR	N, EASTERN AVENUE WAS UNAVAILABLE OF H OF CITY ORDINANCES.		IN WITNESS WHEREOF:	
0	935.36	934.52	333.47	938.36	N OAKLAND AVENUE &				HUNT MOWEST REAL ESTATE DEVELOPMENT, INC.,	A MISSOURI CORPORATION
12	994.52 924.93	933.87	938.06	996.87					HUNT MOMEST REAL ESTATE DEVELOPMENT, INC., LICENSED TO DO BUSINESS IN THE STATE OF MISS PRESENTS TO BE EXECUTED THIS DAY O	SOURI, HAS CAUSED THESE
8	927.53	930.05	938.04	942.52	GRADE POINT EL	LEV.	DESC. V.C.T.		2020.	
6	990.05	931.27	940.52	948.07		8.42	N OAKLAND AVE. BEGIN CONSTRUCTION		MUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.	
	936.15	941.84	953.01	956.29	12+25.83 93	5.88	V.P.C. LOW POINT STA.		A MISSOURI CORPORATION	
97 96	947.29	947.29	956.29	950.36 962.68	12+36.42 12+75.00 93		NE 103RD TERRACE V.P.I. 150.00'			
90	952.01	956.54	962.68	966.08	14+50.24 94	8.05	V.P.C.		F. BREWNER HOLLAND, JR. SENIOR VICE PRE	
00	956.54 961.06	963.50	966.08	909.03	15+50.24 95	4.10	V.P.I. 100.00" V.P.T. V.P.C.		F. BRENNER HOLLAND, JR. SENIOR VICE PRE	CSIDDAT
32	963.50	965.16	970.94	972.64	18+52.83 96	8.00	V.P.L. 100.00'		STATE OF	
08 04	965.16	966.83	972.64	974.37	21+27.83 97		V.P.C.		COUNTY OFSS:	
05	974.03	978.26	975.91	981.90	21+77.83 97	96.00	V.P.T. 50.00°			
06	978.26	979.90	981.90	984.66 985.30	21+94.52 97 23+37.50 98	6.67	STA, 10+00.00 N, SMALLEY DRIVE		ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND	FOR THE COUNTY AND STATE
36	961.19	985.93	985.30	983.72	24+25.00 98	5.00	V.P.I. 175.00'		BY ME DULY SWORN, DID SAY THAT HE IS SENIOR	ME PERSONALLY HANDWIL WHO IS YUCE PRESIDENT OF HUNT
10	985.93 983.82	983.82 982.55	983.72	981.61	24+41.55 58	4.47	STA. 16+31.59 N. SMALLEY DRIVE HIGH POINT STA. V.P.T.		BE IT REMEMBERED THAT ON THIS DAY OF ME, THE UNDERSOMED, A NOTARY PUBLIC IN AN AFORESAME, CAME P. REFINERS HICKLAND, JR. TO N. BY ME DULY SYDERA, DID SAY THAT HE IS SENSE MOMERS. FRAIL, ESTATE DEVELOPMENT, HIC., A MIS SAD INSTRUMENT WAS SOMED IN BEHALF OF SENSE AND RETAINED THAT OF THE PROPERTY OF THE	SOURI CORPORATION AND THAT D CORPORATION AND THAT SAID
11	982.55	963.11	980.34	980.90	26+25.00 98	0.43	V.P.C.		BRENNER HOLLAND, JR. ACKNOWLEDGED SAID INST DEED OF SAID CORPORATION.	RUMENT TO BE THE FREE ACT
3	963.11 964.00	984.00 986.55	980.90	981.79 984.34	26+98.17 97	9.43	V.P.I. 100.00' LOW POINT ELEVATION			
4	968.00	980.32	989.37	987.69	27+25.00 97 28+27.37 98	9.57	V.P.T. V.P.C.			
5	980.12 976.99	975.90 973.80	987.69	984.85 981.58	28+52.37 98	0.84	V.P.I. 50.00' V.P.T.		IN WITNESS WHEREOF:	
17	973.80	971.60	981.58	979.02	29+27.86		END CONSTRUCTION		I HAVE HEREUNTO SET MY HAND AND JUTIXED MY DATE HEREIN LAST ABOVE WRITTEN.	Y NOTARIAL SEAL IN THE
18	971.60 965.13	965.13 964.80	979.02	978.51 978.56	NE. 103RD STREET:				MY COMMISSION EXPIRES:	
100	964.80	968.11	978.16	978.30						PUBLIC WORKS:
21	968.11 968.72	968.72 971.55	978.10 978.68	978.68 979.88			DESC. V.C.T.		NOTARY PUBLIC	
23	971.55	975.81	979.88	963.08	11+55.00 94 11+99.50 95	8.43	BEGIN CONSTRUCTION V.P.C.		NOTAL POSC	
5	975.81 980.33	980.33 987.83	983.08	987.19 989.52	12+24.50 95	2.60	V.P.I. 50.00'			
16	972.83	977.49	981.90	980.98	13+75.00 96	4.25	V.P.C.			RALPH S. DAVIS, P.E.
7 8	969.41 966.47	972.83 969.41	980.98	980.33	15+25.00 97	1.15	V.P.T. 150.00"			ACTING DIRECTOR
29	969.68	971.53	981.35	983.43	19+44.75 97 19+50.75 97	7.25	STA 12+15.02 N. SMALLEY DRIVE		CITY PLAN COMMISSION:	
10	962.58 972.21	969.68	983.43 983.45	984.18 982.57	N. SMALLEY DR. (SOUT	Th. ()	on receive to owners out to		AFFROVED:	
2	969.07 969.04	909.04	982.57 981.66	981.56 980.36	N. SMALLET DR. (SOUT	II)				
33	909.04	966.80	980.33	977.27	GRADE POINT EL	LEV.	DESC. V.C.T.			
35 36	966.80 964.45	964.45 961.03	977.27 973.22	973.22 969.76	10+40.32 97 10+75.00 97	1.93	BEGIN CONSTRUCTION V.P.C.			
37	967.53	909.52	971.49	974.18	11+00.00 97	2.81	V.P.I. 50.00'			
18 29	969.52 968.14	975.81 963.37	974.18 975.65	977.21 974.18			V.P.T. V.P.C.			
40	963.37	963.89	975.65	973.00	12+50.00 97	18.05	STA 19+56.75 NE.103RD STREET			
41 42	963.89	962.07	979.00	971.77 968.71	13+00:00 97 16+11:59 98	9.66	V.P.T.		CITY COUNCIL:	
43	960.34	958.42	968.71	963.05	16+31.59 98	4.47	STA 24+40.90 NE 103RD TERRACE		THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS D	ULY SUBMITTED TO A APPROVE
44 45	958.42 956.89	956.89 955.07	963.05 954.03	954.01 948.98	N. SMALLEY DR. (NOF	RTH)			THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS D COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANC PASSED THIS DAY OF 2020.	E NO DULY AUTHENTICA
16	949.17	988.26	938.07	939.75	GRADE POINT EL	LEV.	DESC. V.C.T.			
67 68	941.34 951.70	949.17 950.06	987.45	998.07						
49	953.26	951.70	954.18	949.30		6.67 19.81	STA 21+94-52 NE 103RD TERRACE END CONSTRUCTION		QUINTON LUCAS	MARILYN SANDERS
0	954.71 956.47	953.26 954.71	958.52 962.19	954.18 958.52	N POTTER AVENUE				GUINTON LUCAS MAYOR	CITY CLERK
2	958.33	956.47	965.54	962.19						
53	960.20	958.33 960.20	968.61	965.54 968.61			DESC. V.C.T.			
5	963.97	962.08	972.35	970.62		7.61	BEGIN CONSTRUCTION			
6 7	965.85 970.07	963.97 965.85	974.07 975.88	972.35 974.07	11+00.00 97	9.00	V.P.I. 150.00'			
8	975.31	970.07	981.47	975.88	12+00.00 98	4.26	V.P.C.			
19 10	979.34 976.36	982.56 979.34	979.36 981.78	984.45 982.96	13+00.00 58	2.63	V.P.J. 100.00' V.P.T.			
51	975.31	976.26	980.77	981.78	13+31.36 98	8.10	END CONSTRUCTION			
2 8	976.19 965.82	975.31 975.31	977.22 975.30	980.77						
4	963.92	965.82	974.21	975.30						
5	962.00	963.97	973.12	974.21 973.12						
2	958.18	960.00	969.73	972.03						
8 0	956.19 953.88	958.18	964.82	969.73						
70	951.70	953.26	954.20	950.55						
71	950.07	951.70	949.32	954.20			BENSON FLACE LANDING - SECO	OND PLAT PAR	RILAND DEDICATION	
o elevi	ations hav	e been pr	ovided per Interpolatio	lot lines.			Plat No. Benson Place Fieldstone First Plat 7	Lots Req	uired Provided Net	
lowed	between'	the right a	nd left side	MUD's				77 1. 42 0.		
Aded.	depending	g on the lo	cation of th	e lowest				47 1		
-							Benson Place Fieldstone Fourth Plat 4	45 1		
epe	ening on t	he propos	ed struction					58 1.		

PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR THE INSURANCE REPORT, ISSUED BY COFFEL LAND ITTLE, BYC., BYLE NO. 20039802, WITA O COMMITMENT DATE OF WAY 22, 2000, AT 8-00 AM.

2. BEARNOS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1933, MEST ZONE USEND MISSOURI DEPARTMENT OF HATURAL RESOURCES MOVUMENT (**CL-60** WITH A GRID FACTOR OF 0.0990023 ALL COORDINATES SHOWN ARE IN METERS.

THIS PLAT AND SURVEY OF BENSON PLACE LANDING — SECOND PLAT WERE EXECUTED BY CLISSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

EN CUSSION, 1000 BURNARIONE SPECET (MO), MOTHER MARCIES CITY, MOSSIONI CATTE.
HERDER CERTIFY THAT THE PLAT OF BEDON PLACE LABOUR — SCIOLO PLAT
SHERVISHON AS MOST ON JOTHA, SUPPRIY MARE BY ME ON UNDER DEEP CONTROL
SHERVISHON AND MARCIES CONTROL OF DECESSION OF CONTROL THE MOST OF TH



CLSSCN, MO CLS 366 JASON S. ROUDEBUSH, MO PLS 2002014092 JULY 15, 2020 JROUDEBUSHBOLSSON.COM

drawn by MERCERO to ANNO MERCERO MARKED by JPM Approved by JPM Approved by JPM APPROVED BY PRACE AND MARKED BY PRACE BY PRACE

01-16-2020 Tel Buomites

DEVELOPER: HONT MIDWEST REAL ESTATE DEVELOPMENT, INC. 8300 NE UNDERGROUND DRIVE KANSAS CITY, MO 64161 816-455-2500

olsson Dason - Land Borreging - INO 396, KS 114, MD Cardicales of A 1301 Builtogles Stevel TEL 816.301.1177 North Kanese City, MO 64119 FAX 816.301.1388