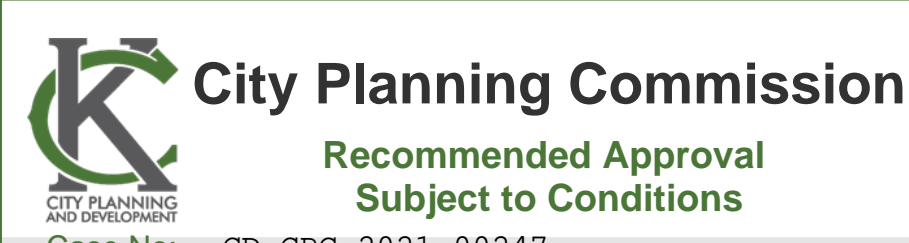
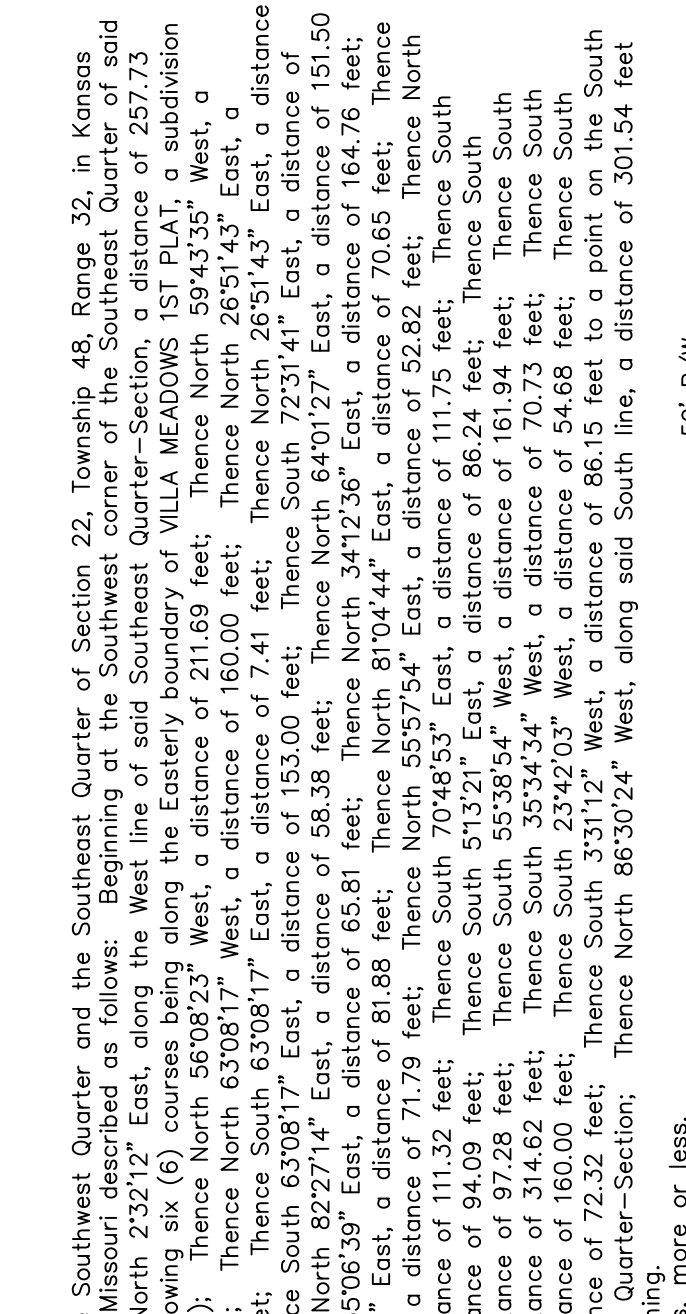


VICINITY MAP
Not to Scale



Case No: CD-CP-2021-00247
Hearing Date: 06-07-2022

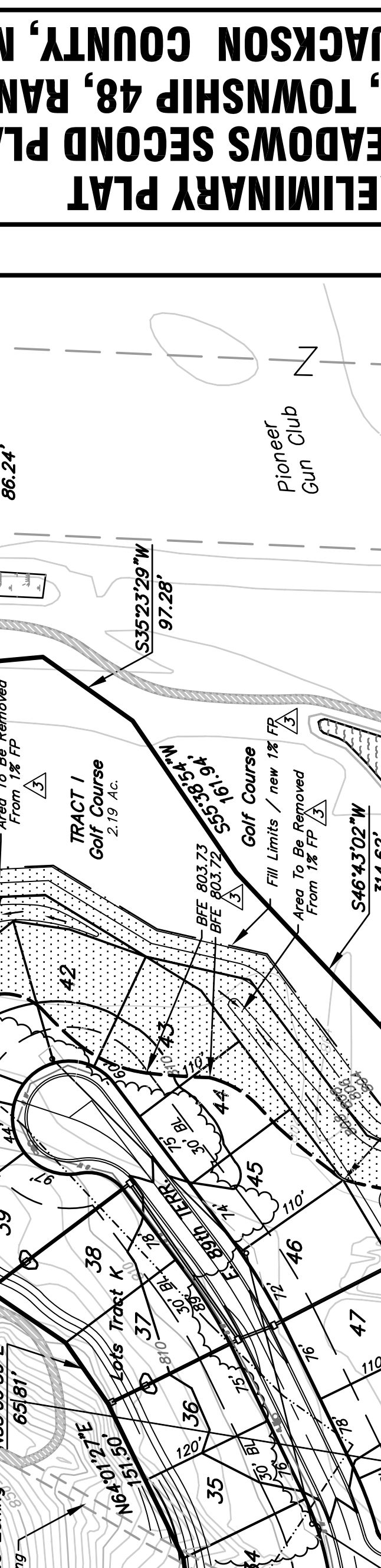
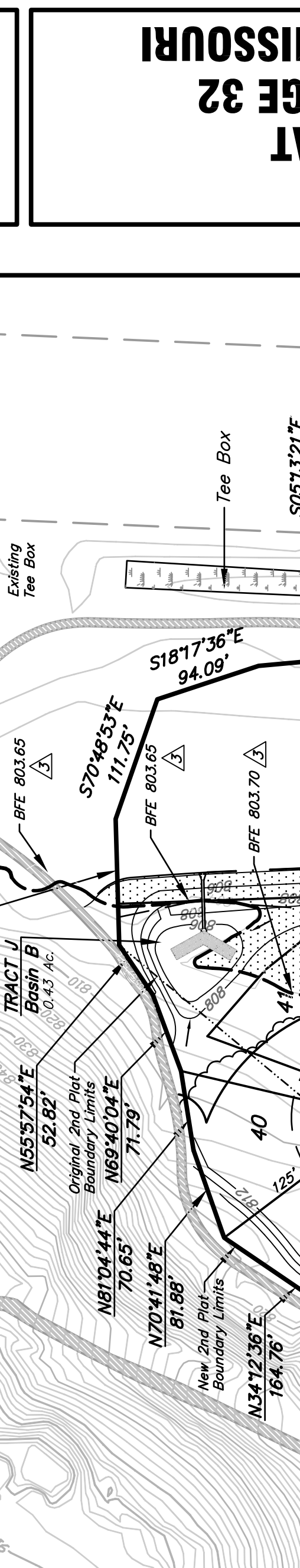
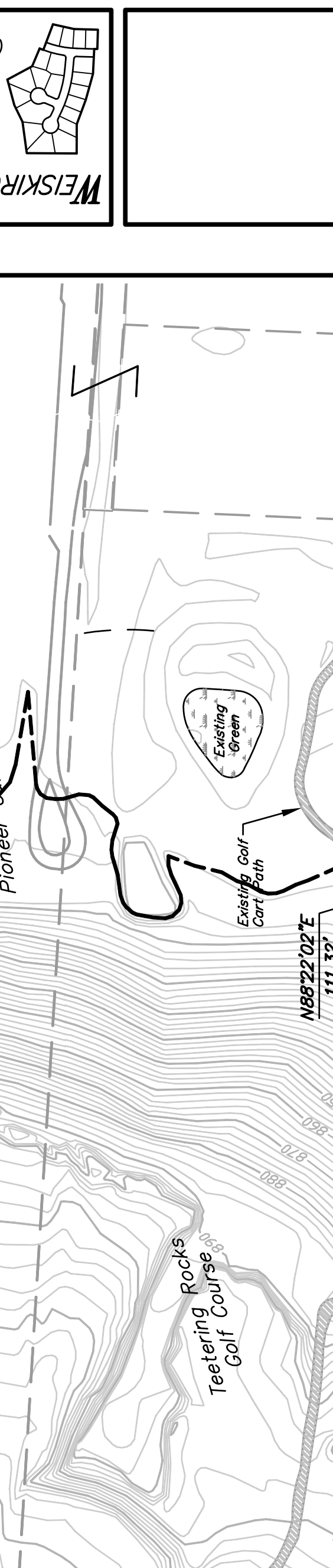
LEGAL DESCRIPTION:
A tract of land in the Southwest Quarter and the Southeast Quarter of Section 22, Township 48, Range 32, in Kansas City, Jackson County, Missouri described as follows: Beginning at the Southwest corner of the Southeast Quarter of said Section 22; Thence North 23°21' East, along the West line of said Southwest Quarter-Section, a distance of 257.73 feet; Thence South 67°58' West, a distance of 111.32 feet; Thence North 59°43'55" West, a distance of 257.73 feet; Thence North 63°08'17" West, a distance of 160.00 feet; Thence North 26°51'43" East, a distance of 80.16 feet; Thence South 63°08'17" East, a distance of 7.41 feet; Thence South 26°51'43" East, a distance of 170.00 feet; Thence South 63°08'17" East, a distance of 153.00 feet; Thence South 72°31'41" East, a distance of 130.86 feet; Thence North 82°27'14" East, a distance of 58.38 feet; Thence North 64°01'27" East, a distance of 151.50 feet; Thence North 70°41'48" East, a distance of 63.81 feet; Thence North 69°40'04" East, a distance of 64.76 feet; Thence North 70°41'48" East, a distance of 81.88 feet; Thence North 87°04'44" East, a distance of 70.65 feet; Thence North 69°40'04" East, a distance of 71.79 feet; Thence North 59°57'54" East, a distance of 52.82 feet; Thence North 88°22'02" East, a distance of 111.32 feet; Thence South 70°48'53" East, a distance of 111.75 feet; Thence South 181°7'36" East, a distance of 94.09 feet; Thence South 55°38'54" West, a distance of 86.24 feet; Thence South 35°23'29" West, a distance of 160.00 feet; Thence South 33°29'03" West, a distance of 70.65 feet; Thence South 33°51'57" West, a distance of 160.00 feet; Thence South 33°51'57" West, a distance of 86.15 feet to a point on the South line of said Southeast Quarter-Section; Thence North 86°30'24" West, along said South line, a distance of 301.54 feet to the Point of Beginning.
Containing 12.97 acres, more or less.



DEVELOPED BY:
Villa Meadows, LLC
5201 Brighton Avenue
Kansas City, MO. 64130
Ph: (816) 923-4325

PRELIMINARY PLAT AMENDMENT VILLA MEADOWS SECOND PLAT for DISTRICT R-7.5 & R-80

South Half Sec. 22, Twp 48, Rge 32
Kansas City, Jackson County, Missouri



Development Variance:
1. A variance for length of Cul-De-Sac is requested to allow street in excess of the allowable 1250 LF, increased to 2147 LF, with a total of 54 total dwelling units, of which 25 dwelling units are new 2nd Plat additions to subdivision. CPC Recommends Approval.
2. A variance is requested for wetland of Stream Setback Ordinance due to the fact this area is previously developed Golf Course Community with this proposed small land area remaining for development. CPC Recommends Approval.
CPC Added Conditions:
3. That the Developer places signs at the entrance to East 89th Terrace off Westridge Rd. stating "NO CONSTRUCTION TRAFFIC".
4. That the Developer ensures all construction traffic utilizes the 20 foot emergency access road from Brickyard Road to access the site until the end of construction as defined by when the last lot is sodded.

CITY PLAN COMMISSION
Approved Date: _____

Plan Contents
1. Project Name: VILLA MEADOWS SECOND PLAT
2. Drawing Scale: 1"=100' North arrow: See plan
3. Proposed layout of streets, lots and other features including exist. utilities, etc. See plan
4. A metes and bounds legal description is included; boundary location shown on plan in relation to all sectional lines.
5. Applicant: Villa Meadows LLC Golf Course Owner: 2000 Hillcrest Rd. LLC 64130 Kansas City, MO. 64111
Attn: Jeff Vance (816) 254-5000
The firm is registered to practice Engineering and Surveying in Missouri.
6. Existing conditions within 200 feet of the property, including location and widths of street right-of-way are shown. Also noted are existing pavements and utility easements. Existing Zoning: R-7.5 & R-80, proposed for rezoning.
7. Existing water mains, culverts, and power lines are shown on the plan. The area is not currently serviced by sanitary or storm sewers.
8. Names (or plan layouts) of adjacent subdivisions are indicated, along with owners of adjacent unplatted parcels indicated, and preliminary drainage facilities are shown.
9. Contours indicate watercourses; the property is in two flood zones, Zone X (Area of Minimal Flood Hazard) and Zone AE (with Base Flood Elevation). No development is proposed within the Floodplain. Wooded areas are outlined, and the plot acreage is noted.
10. Location and width of all proposed street rights-of-way are noted (all interior streets are 50'; all private open spaces are accessible with public street frontage. Applicable street cross sections are shown.
11. Location of all proposed water, sanitary sewers, and storm sewers (including storm water controls) are shown.
12. The plan indicates the general configuration of the lots; spot dimensions are shown.
13. Location and size of Private Open Space and Stormwater Management Tracts are indicated.
14. Front building setback lines are shown.
15. The table in item (17) below indicates the maximum number of units to be constructed.
16. The project is proposed to be completed in one (1) Phase.
17. Development Data:

REV. NO.	DESCRIPTION	DATE
1	CITY REVIEW: Added 1X Floodplain & Notes	2/24/22
2	REVISED 1X FLOODPLAIN; added access road	4/18/22
3	ADDED CPC APPROVAL CONDITIONS	6/10/22

JOB NO.	4334
SCALE:	NOTED
DATE:	11/15/21
DRAWN BY:	T.K.O.
CHECKED BY:	D.E.H.
SHEET NO.	1

REZONING LEGAL DESCRIPTION:
A tract of land in the Southwest Quarter of Section 22, Township 48, Range 32, in Kansas City, Jackson County, Missouri described as follows: Beginning at the Southwest corner of the Southwest Quarter of said Section 22; Thence North 23°21' East, along the West line of said Southwest Quarter-Section, a distance of 597.21 feet; Thence North 67°58' West, a distance of 111.32 feet; Thence North 59°43'55" West, a distance of 257.73 feet; Thence North 63°08'17" West, a distance of 160.00 feet; Thence North 26°51'43" East, a distance of 80.16 feet; Thence South 63°08'17" East, a distance of 7.41 feet; Thence South 26°51'43" East, a distance of 170.00 feet; Thence South 63°08'17" East, a distance of 153.00 feet; Thence South 72°31'41" East, a distance of 130.86 feet; Thence North 82°27'14" East, a distance of 58.38 feet; Thence North 64°01'27" East, a distance of 151.50 feet; Thence North 70°41'48" East, a distance of 63.81 feet; Thence North 69°40'04" East, a distance of 64.76 feet; Thence North 70°41'48" East, a distance of 81.88 feet; Thence North 87°04'44" East, a distance of 70.65 feet; Thence North 69°40'04" East, a distance of 71.79 feet; Thence North 59°57'54" East, a distance of 52.82 feet; Thence North 88°22'02" East, a distance of 111.32 feet; Thence South 70°48'53" East, a distance of 111.75 feet; Thence South 181°7'36" East, a distance of 94.09 feet; Thence South 55°38'54" West, a distance of 86.24 feet; Thence South 35°23'29" West, a distance of 160.00 feet; Thence South 33°29'03" West, a distance of 70.65 feet; Thence South 33°51'57" West, a distance of 160.00 feet; Thence South 33°51'57" West, a distance of 86.15 feet to a point on the South line of said Southeast Quarter-Section; Thence North 86°30'24" West, along said South line, a distance of 301.54 feet to the Point of Beginning.
Containing 12.97 acres, more or less.

Approved Date: _____