

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

211083

Ordinance Number

Brief Title

Approving the plat of Somerbrook Ninth Plat, an addition in Kansas City, Clay County, Missouri.

Specific Address Approximately 10.51 acres generally located at the southeast corner of the intersection of N Stark Avenue and NE 112th Street, creating 26 lots and 1 tract.	Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development
Reason for Project This final plat application was initiated by Clayton Properties Group, Inc. in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 36 lot single family home subdivision.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 1(CL) O'Neill - Hall Other districts (school, etc.) Liberty 230
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. CD-CPC-2019-00137 – Committee Substitute Ordinance No. 200372 passed by City Council on May 21, 2020, approved an amendment to the existing Somerbrook Community Unit Project (CUP) plan, in District R-7.5(Residential 7.5) on about 230 acres generally located at the northeast corner of M-291 (NE Cookingham Drive) and N. Stark, extending up to NE 112th Street, to allow for modifications to the Eighth and Ninth Plats.	Applicants / Proponents Applicant(s) Clayton Properties Group, Inc. 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 April 20, 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

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

	<p>How will this contribute to a sustainable Kansas City?</p>	<p>This project consists of public and private improvements for a 26 lot single-family residential development, two private open space tracts on approximately 11 acres of previously undeveloped property. There is also an existing stormwater detention facility constructed by an earlier Somerbrook 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: December 1, 2021

Reviewed by:

Joseph Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00008

EASEMENT DEDICATION - An easement is hereby granted to Kansas City, Missouri, for the purpose of installing, constructing, operating and maintaining electric, gas, water, sewer, telephone, cable TV, fire, police, mail, and utility lines, and for the purpose of installing, constructing, operating and maintaining electric, gas, water, sewer, telephone, cable TV, fire, police, mail, and utility lines, and for the purpose of installing, constructing, operating and maintaining electric, gas, water, sewer, telephone, cable TV, fire, police, mail, and utility lines...

DRAINAGE EASEMENT - A drainage easement (D.E.) for the purpose of storm water drainage including but not limited to, the installation, construction, operation and maintenance of drainage structures, including but not limited to, manholes, catch basins, pipes, and culverts, and for the purpose of installing, constructing, operating and maintaining electric, gas, water, sewer, telephone, cable TV, fire, police, mail, and utility lines...

SEWER EASEMENT - A sewer easement (S.E.) for the location, construction, reconstruction, maintenance, operation and repair of sewerage infrastructure and any other appurtenant facilities thereon, including but not limited to, manholes, catch basins, pipes, and culverts, and for the purpose of installing, constructing, operating and maintaining electric, gas, water, sewer, telephone, cable TV, fire, police, mail, and utility lines...

WATER MAIN EASEMENT - A water main easement (W.M.E.) for the location and placement of equipment and the installation of a water main, in connection with the location, construction, reconstruction, maintenance, operation and repair of water mains and any other appurtenant facilities thereon, including but not limited to, manholes, catch basins, pipes, and culverts, and for the purpose of installing, constructing, operating and maintaining electric, gas, water, sewer, telephone, cable TV, fire, police, mail, and utility lines...

BLINDING LINES - Blinding lines or setback 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.

STREET DEDICATION - Street shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

MAINTENANCE OF TRACTS - Tract or tracts shown to be used for Private Open Space, and of Tracts used to be established by the terms of this plat, shall remain as such for the purposes of the maintenance of the same, subject to the terms, conditions, restrictions and covenants hereon expressed.

FLOODPLAIN - The subject property is located in Zone "X" (Area determined to be outside the 100-year flood hazard and according to the City of Kansas Flood Map (FIRM), map number 050200201E).

SURVEYOR'S NOTES - 1. PROPERTY INFORMATION: THIS SURVEY HAS BEEN MADE FROM THE COMMENT FOR THE SURVEYOR'S REPORT, ISSUED BY KANSAS CITY, MISSOURI, AND FROM THE SURVEYOR'S FIELD NOTES AND MEASUREMENTS. 2. BEARING USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, AND HAS WEST OR EAST BEARINGS SHOWN AS IN DEGREES.

Table with 4 columns: Point Number, Old Northing, Old Easting, and Point Description. Lists survey points 1 through 18 with their respective coordinates and descriptions.

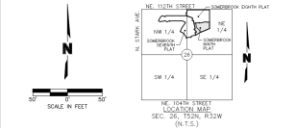


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PROPERTY DESCRIPTION - All of TRACT 1 of Proposed SOMERBROOK EIGHTH PLAT, a subdivision of land in the Northwest and Northeast Quarter of Section 28, Township 22 North, Range 22 West and a portion east of lot 48 of said Northeast Quarter, in the City of Kansas, Missouri, is hereby divided into 48 lots as shown on the accompanying plat...

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FINAL PLAT OF SOMERBROOK NINTH PLAT NE 1/4, SEC. 28, T22N, R22W KANSAS CITY, CLAY COUNTY, MISSOURI

CITY PLAN COMMISSION: PUBLIC WORKS. Approved: [Signature]

CITY COUNCIL: This is to certify that the within Plat was duly adopted by and approved by the Council of Kansas City, Missouri, by Ordinance No. 100-2019 on February 20, 2021.

CLAYTON PROPERTIES GROUP, INC. a Missouri Corporation, 1818 S. Durbin Street, Kansas City, Missouri 64101

Table with 4 columns: GRADE POINT, ELEV., DEVC., V.C.I. Lists street grades for Somerbrook Ninth Plat, including points 1 through 18.

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olsson logo and contact information for David R. Sherman, P.C., including address, phone, and website.

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