

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

180364

Ordinance Number

Brief Title

Approving the plat of Westport Residences, an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 1.7 acres generally located at the northeast corner of Broadway Boulevard and Archibald Avenue, creating 1 lot.</p>	<p>Sponsor</p> <p>City Development</p>	
<p>Reason for Project This final plat application was initiated by Opus Development Company, L.L.C, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 256 unit multi-family building.)</p>	<p>Programs, Departments, or Groups Affected</p> <p>City-Wide</p> <p>Council District(s) 4(JA)</p> <p>Other districts (school, etc.) Kansas City Missouri 110</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>Case No. 12868-P-3 – A request to approve a development plan, also serving as a preliminary plat, to allow creation of one lot and construction of 256 multi-family units, retail commercial space, and associated parking in District B1-5 Neighborhood Business (dash 5). <i>City Council Ordinance CS170407 was passed on June 15, 2017.</i></p>	<p>Applicants / Proponents</p> <p>Applicant(s) Opus Development Company, L.L.C.</p> <p>City Department City Planning and Development</p> <p>Other</p>	
	<p>Opponents</p> <p>Groups or Individuals None Known</p> <p>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</p> <p>April 17, 2018</p> <p><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 will provide for redevelopment of a 1.6 acre property from a bank and parking lot into residential dwellings. Addition of residences will be beneficial to the Westport neighborhood and future redevelopment in the area.</p> <p>Written by Lucas Kaspar, PE</p>

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:

Thomas Holloway

Date: May 9, 2018

Reviewed by:

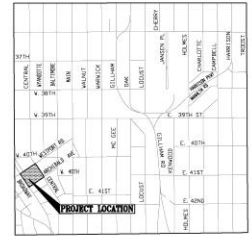
Amy Bunnell, PE, Division Manager

Land Development Division (LDD)

City Planning & Development

Reference or Case Numbers:

FINAL PLAT OF
WESTPORT RESIDENCES
A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI
SECTION 20 TOWNSHIP 49 NORTH, RANGE 33 WEST



PROPERTY DESCRIPTION:
ALL THAT PART OF LOT 26, DONORIAN PLAT, A SUBDIVISION AND LOTS 25, 26, 27, 28, 29, 30, 31 AND 32 AND A PORTION OF SCHEDULE A-27, C. WESTPORT PLAT OF WESTPORT, A SUBDIVISION AND AN UNLATERATED PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 49 NORTH, RANGE 33 WEST ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, SHOWN AND LIEUING THEREIN IN THE NORTHWESTLY CORNER OF SAID LOT 26, SAID LOT 25, THE WESTERLY RIGHT-OF-WAY LINE OF WESTPORT ROAD, THENCE N58°42'00"E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE 143.92 FEET TO THE SOUTHWESTLY CORNER OF SAID LOT 26, THENCE S72°30'00"W, ALONG THE NORTHWESTLY LINE OF SAID LOT 26 AND THE SOUTHEASTLY PROLONGATION THEREOF, 100.00 FEET TO THE SOUTHWESTLY CORNER OF SAID LOT 26 AND THE SOUTHWESTLY LINE OF SAID ALLEY, THENCE N58°42'00"E, ALONG THE SOUTHWESTLY LINE OF SAID ALLEY, 100.00 FEET TO THE SOUTHWESTLY CORNER OF SAID LOT 26, ALSO BEING THE SOUTHWESTLY RIGHT-OF-WAY LINE OF CENTRAL STREET, THENCE S72°30'00"W, ALONG SAID SOUTHWESTLY RIGHT-OF-WAY LINE, 143.92 FEET PROCEEDED TO THE SOUTHWESTLY CORNER OF SAID LOT 26 AND THE SOUTHWESTLY RIGHT-OF-WAY LINE OF ARCHIBALD STREET, THENCE S00°00'00"E, ALONG SAID SOUTHWESTLY RIGHT-OF-WAY LINE, 100.00 FEET PROCEEDED TO THE SOUTHWESTLY CORNER OF SAID LOT 26, THENCE S72°30'00"W, ALONG THE SOUTHWESTLY PROLONGATION OF THE SOUTHWESTLY LINE OF SAID LOT 26, 100.00 FEET, THENCE S00°00'00"E, ALONG THE SOUTHWESTLY LINE OF SAID LOT 26, 100.00 FEET, THENCE S00°00'00"E, ALONG THE SOUTHWESTLY LINE OF SAID ARCHIBALD STREET, 100.00 FEET, THENCE S72°30'00"W, ALONG SAID ARCHIBALD STREET, 143.92 FEET, TO THE POINT OF BEGINNING.

PLAT DEDICATION: THE UNDERSIGNED PROPRIETOR TO THE WITHIN DESCRIBED TRACT OF LAND HAS CAUSED THIS PLAT TO BE SUBMITTED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE KNOWN AS "WESTPORT RESIDENCES".

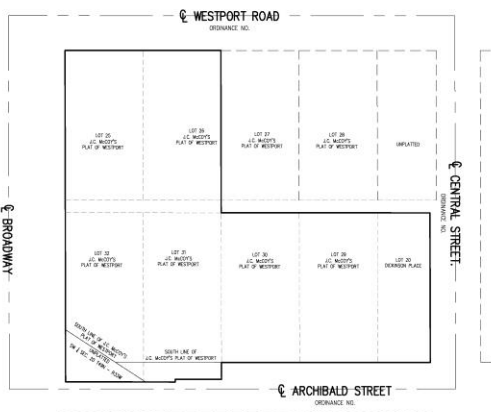
BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, ZONE 16N, 12N, 10N.

PAYMENT IN LIEU OF LAND DEDICATION: THE UNDERSIGNED SHALY TRACTS TO PAY OR CAUSED TO BE PAID TO THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$15,000.00 AS LIEU OF REQUIRED PARKLAND DEDICATING FOR THE MULTIFAMILY UNITS PURSUANT TO SECTION 36-406-C OF THE ZONING AND DEVELOPMENT CODE.

RIGHT OF ENTRANCE: THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL, ALONG ANY STREET OR ROADS WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND SEWER SERVICE, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL.

FLOOD PLAIN: THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL FLOOD FLOODPLAIN ACCORDING TO THE 1% FLOOD INSURANCE RATE MAP, JACKSON COUNTY, MISSOURI, MAP NUMBER 20050202AFC, MAP REVISED, JANUARY 20, 2007).

DEVELOPER:
CTK WESTPORT, LLC
27 WESTPORT RD
KANSAS CITY, MO 64108



IN TESTIMONY WHEREOF, CTK WESTPORT, LLC, A MISSOURI LIMITED LIABILITY COMPANY CAUSED THIS INSTRUMENT TO BE EXECUTED THIS ____ DAY OF _____, 2018.

CTK WESTPORT, LLC, A MISSOURI LIMITED LIABILITY COMPANY
BY: _____
MANAGING MEMBER

STATE OF MISSOURI }
 } 55
COUNTY OF JACKSON }

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2018, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME TO ME JAMES W. MURPHY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MANAGING MEMBER OF CTK WESTPORT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, THAT HE HAS AUTHORITY TO SIGN SAID INSTRUMENT ON BEHALF OF SAID COMPANY AND SAID COMPANY HAS ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THIS DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

PLAT OF "WESTPORT RESIDENCES" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS METURE SUBSTANTIATION OF RECORD REQUIREMENTS. I FURTHER STATE THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

FOR REVIEW

ROY C. GARD, JR., L.S. No. 2089



TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 N. 9th Street, Kansas City, MO, 64108
816-233-3450 FAX 816-233-0810

SUBMITTAL DATE: 3-02-2018

SHEET 1 OF 2

3/2/2018 9:32:14 AM - 3116T-0230-3530-02 FINAL PLAT OF WESTPORT RESIDENCES.DWG (WORKING) (2436330) PLAT.DWG

FINAL PLAT OF WESTPORT RESIDENCES

A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

SECTION 20 TOWNSHIP 49 NORTH, RANGE 33 WEST

SURVEYOR'S NOTES:

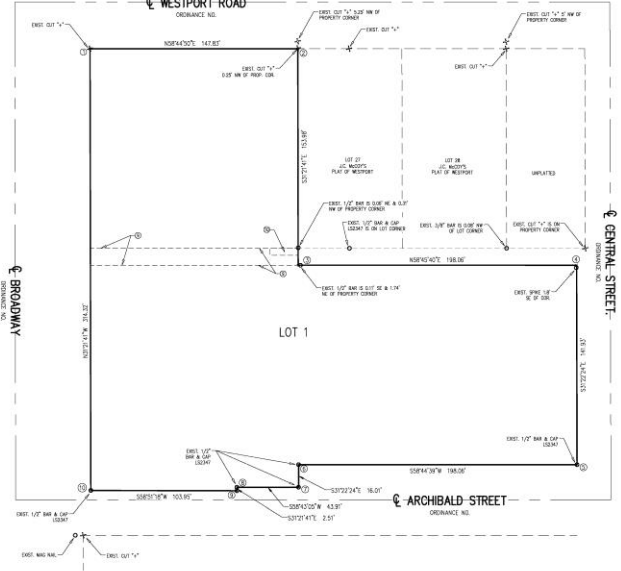
1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, EASEMENTS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THESE SHOW HEREON WAS OBTAINED FROM A COMMENTARY FOR TITLE INSURANCE ISSUED BY FIRST AMERICA TITLE INSURANCE COMPANY, FILE NO. MO-10894-016, DATED FEBRUARY 12, 2018 AT 8:06 AM.
 2. SURVEY RELATED SCHEDULE B 13063.
 3. EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED IN PLAT BOOK, PAGE 28.
 4. THE DOCUMENT RECORDED IN PLAT BOOK 3 AT PD 28 IS IN INDEPENDENCE, MISSOURI. THE PLAT OF JC MOORE'S PLAT OF WESTPORT RECORDED AS DOCUMENT NO. 100389389 DOES NOT SHOW ANY EASEMENTS, RESTRICTIONS OR SETBACK LINES.
 5. UTILITY EASEMENTS IN THAT PART OF THE PREMISES IN QUESTION, AS INDICATED ALICUT BY RANGE CITY PL. ORDINANCE NO. 20161, RECORDED AGAINST IS, PER PL. DOCUMENT NO. 148688 IN BOOK 4-1122.
 6. AN EASEMENT FOR KANSAS CITY POWER AND LIGHT COMPANY RECORDED JANUARY 26, 1982 AS DOCUMENT NO. K-150287 IN BOOK 4-1122, PAGE 218 OF OFFICIAL RECORDS.
- THIS SURVEY IS BASED ON THE DESCRIPTIONS CONTAINED IN SCHEDULE A OF THE ABOVE STATED TITLE COMMENTS.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RECORDS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL.
 3. BEARINGS SHOWN HEREON ARE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, GRID BEARINGS.
 4. ACCURACY STANDARD: TYPE URBAN.

STATE PLANE COORDINATES

NOTE: ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON INFORMATION PROVIDED BY THE CITY OF KANSAS CITY, MISSOURI, USING METRIC CONTROL MONUMENT JA-100 2 RESET; LOCAL CONTROL POINTS WERE SET USING GPS AND A C.A.T. 9 (SURVEYED).

NAME	NATIONAL GEODETIC SURVEY MARS/2003 ADJUSTMENT (PUBLISHED)	
	GRID NORTH	GRID EAST
JA-100 2 RESET	320,723.630 M	842,758.824 M

MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE		
PT. NO.	GRID NORTING	GRID EASTING
1	320,584.049 M	842,763.870 M
2	320,581.424 M	842,237.368 M
3	320,591.350 M	842,245.811 M
4	320,582.655 M	842,297.422 M
5	320,593.709 M	842,279.916 M
6	320,574.404 M	842,208.500 M
7	320,570.238 M	842,275.881 M
8	320,583.288 M	842,258.443 M
9	320,582.830 M	842,238.841 M
10	320,588.349 M	842,237.720 M



STREET GRADES & RIGHT-OF-WAY

STREET	ORD. NO.	DATE
WESTPORT RD.	XXXX	XXXXXXXXXXXXXXXX
BROADWAY TO CENTRAL ST.	XXXX	XXXXXXXXXXXXXXXX
ARCHIBALD STREET TO CENTRAL ST.	XXXX	XXXXXXXXXXXXXXXX
BROADWAY TO WESTPORT RD.	XXXX	XXXXXXXXXXXXXXXX
CENTRAL ST. TO ARCHIBALD ST.	XXXX	XXXXXXXXXXXXXXXX

LEGEND

- OUTLINED 1/2" BAR & CAP = SET 1/2" BAR & CAP
- ARCHIBALD OR FOUND "V" AS INDICATED = PFA/REVISED PLAT
- CIRCULAR = CIRCULAR
- D-ORIED = D-ORIED
- ORIS-SHOTTER PINDER SPINOLE = ORIS-SHOTTER PINDER SPINOLE
- M=MEASURED = M=MEASURED
- BL=BUILDING SETBACK LINE = BL=BUILDING SETBACK LINE
- =PLAT BOUNDARY
- =PROPERTY LINE
- =PLATTED LOT LINE
- =CENTERLINE
- ⊙ = MISSOURI STATE PLANE COORDINATES IN METERS
- = UTILITY EASEMENT



PLAT OF "WESTPORT RESIDENCES" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF HEALTH RESOURCES. I FURTHER STATE THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

DATE: _____

BOOK & PAGE No. L.S. No. 2289

FOR REVIEW

TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1000 N. 9th STREET, KANSAS CITY, MO. 64108
816-262-9400 FAX 816-262-0610

SUBMITTAL DATE: 3-02-2018

SHEET 2 OF 2

3/2/2018 2:03:08 PM - 8:16:10 AM-3038-002 FINAL PLAT OF WESTPORT RESIDENCES.DWG (WORKING-3038-002) PLAT.DWG