

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

140552

Ordinance Number

Brief Title

Approving the plat of Northview Meadows Third Plat, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 8.68 acres generally located at the southwest corner of NE 92nd Street and N. Brighton Avenue, creating 20 single-family residential lots and two (2) tracts.</p>	<p>Sponsor</p> <p>City Development</p>	
<p>Reason for Project This final plat application was initiated by Baldwin Properties, Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct 20 single family houses.)</p>	<p>Programs, Departments, or Groups Affected</p> <p>City-Wide</p> <p>Council District(s) 1 (CL)</p> <p>Other districts (school, etc.) North Kansas City</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>SD1369A, Final Plat, Northview Meadows Second Plat - Ordinance No. 130513, was passed by the City Council on July 18, 2013 and approved a final plat in District R-7.5 (Residential dash 7.5) on approximately 6.65 acres, creating nine (9) single-family residential lots and two (2) tracts.</p> <p>SD1369, Final Plat, Northview Meadows First Plat - Ordinance No. 090875, was passed by the City Council on October 29, 2009 and approved a final plat in District R-1a (one family dwellings, medium density), on about 33 acres, creating 76 single family lots and several tracts.</p> <p>Case No. 13479-P – Ordinance No. 060839 was passed by the City Council on August 31, 2006 and rezoned approximately 146 acres from District RA (Agriculture) to R-1a (One family dwelling).</p> <p>Case No. 13479-CUP-1 – Ordinance No. 060841 was passed by the City Council on August 31, 2006 and approved a preliminary Community Unit Project plan in District R-1a (One family dwellings), to allow for 311 single family lots and several tracts. CURRENT APPROVED PLAN.</p>	<p>Applicants / Proponents</p> <p>Applicant(s) Baldwin Properties, Inc.</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 June 17, 2014</p> <p><input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input 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

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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 preparing a final plat in anticipation of future development for creating nine (20) single-family lots and two (2) tracts. That development will entail private and public infrastructure improvements on previously undeveloped property, thereby enhancing the property and sales tax bases. As part of the infrastructure improvements detention will control storm water runoff rates and improves water quality before re-entry into the natural drainage system. The detention will reduce the impact of new impervious infrastructure by limiting post-development peak discharge rate and total runoff volume to that of pre-development conditions. New sanitary sewers will be built that will minimize infiltration and inflow and pedestrian-friendly sidewalks will be constructed. The developer will adhere to the codes, covenants and restrictions prepared with the plat to assure ongoing maintenance and appreciation of the property.</p> <p>Written by Jalal Saleh, PE, MBA</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:

Pam Powell

Date:

July 10, 2014

Reviewed by:

Jalal Saleh, PE, MBA

Land Development Division (LDD)

City Planning & Development

Reference or Case Numbers:

