## **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

Approximately 8.68 acres generally located at the southwest corner of NE 92 <sup>nd</sup> Street and N. Brighton Avenue, creating 20 single-family residential lots and two (2) tracts.		
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.)		
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.		
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.		
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.		
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).		
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.		

Sponsor	City Development		
Programs, Departments, or Groups Affected	City-Wide		
	Council District(s) 1 (CL)		
	Other districts (school, etc.) North Kansas City		
Applicants / Proponents	Applicant(s) Baldwin Properties, Inc.		
	City Department City Planning and Development		
	Other		
Opponents	Groups or Individuals None Known		
	Basis of Opposition		
Staff Recommendation	For Against Reason Against:		
Board or Commission Recommendation	By: City Plan Commission		
	June 17, 2014		
	Approval Denial Approval, with conditions		
Council Committee Actions	□ Do Pass □ 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		
	N/A		
	Financial Impact		
	N/A		
	Fund Source and Appropriation Account Costs		
	N/A		
	Is it good for the children?	Yes     No     No	

## How will this contribute to a This project consists of preparing a final sustainable plat in anticipation of future development Kansas City? 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 reduces the impact of new impervious infrastructure by limiting postdevelopment 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. Written by Jalal Saleh, PE, MBA

**Project Start Date** 

**Projected Completion or Occupancy Date** 

Fact Sheet Prepared by:

Date:

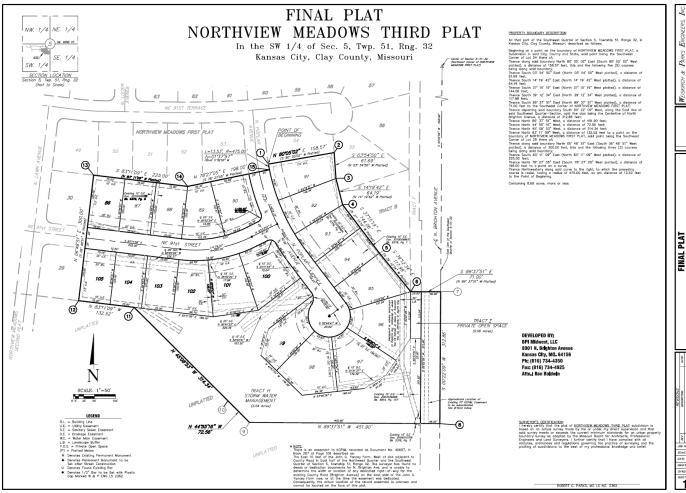
Pam Powell

July 10, 2014

Reviewed by:

Jalal Saleh, PE, MBA Land Development Division (LDD) City Planning & Development

**Reference or Case Numbers:** 



FINAL PLAT
NORTHVIEW MEADOWS THIRD PLAT
SW 1/4 OF SECTION 5, TWP. 51, RNG. 32
KANSAS CITY, CLAY COUNTY, MISSOURI

## FINAL PLAT NORTHVIEW MEADOWS THIRD PLAT

In the SW 1/4 of Sec. 5, Twp. 51, Rng. 32 Kansas City, Clay County, Missouri

STREET GRADES

The street grades for the adjoining portions of NE. 91st Street and N. Poplar Avenue were established with the recorded plot of NORTHYLEW MEADOWS FIRST PLAT. Ordinance No. 098875. Dated October 29. 2011.

NOTE:
The bearings and coordinates shown hereon are based on the MSSQURI STATE PLANE
COORDINATE SYSTEM (1983 and as Amended), WEST ZONE and using a combined grid
factor of 0,9990023. The coordinates are listed in maters.

| Data | Doctors | Carlo | Car

All that port of the Southwest Quarter of Section 5, Township 51, Ronge 32, in Konsaa City, Clay County, Missouri, described as follows:

All this point of the Southeast Cayler of Section 5, Newhol 53, Ronge 32, In Section 50, 100 (1994), Messach Section 4 Intelligence 10, 100 (1994), Messach Section 4 Intelligence 10, 100 (1994), Messach Section 50, 100 (19

Containing 8.68 acres, more or less.

PLAT DEDICATION: The undersigned proprietors of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter be known as NORTHMEW MEADOWS THIRD PLAT.

MACROSE THE PARTY AND ADMINISTRATION OF THE PARTY AND ADMINIST

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

<u>BUILDING LINES</u>: Building lines or setback lines are hereby established, as shown on the accompanying plot, and no building or partion thereof shall be built between this line and the lot line nearest thereto.

built selement this line and the list line necrest thereto. SERELT C PURPLES. The right of entrous and eyes in threat doing any statest or often within the boundaries of the property is thereby growled to select the result of the property is the representation of the control of the co

NORTHWIEW MEADOWS FIRST PLAT: 76 Single Family Lots = 1.79 Ac. NORTHWIEW MEADOWS SECOND PLAT: 9 Single Family Lots = 2.02 Ac.

MORTHOUSE MILKONOS SIGORO PLATA 9 Gings fromly Late – 200 Ac.

MORTHOUSE AND PLATE THE 18 TO 18

LANDSCAPE BUFFER: This strip is reserved for the plonting of trees or shrubs by the owner or developer. The building of structures hereon is prohibited. RESTRICTED\_ACCESS: No direct vehicular access onto N. Brighton Avenue from only of the lots plotted herewith shall be allowed.

IN TESTIMONY WHEREOF: BPI MIDWEST LLC, A MISSOURI LIMITED LIABILITY COMPANY, hos coused these presents to be executed this 20.

BPI MIDWEST LLC, A MISSOURI LIMITED LIABILITY COMPANY

By: Boldwin Properties, Inc., Monaging Member

By:

Ronald C. Baldwin, President, Baldwin
Properties, Inc. — Managing Member

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IN WINESS THEREOE: I have hereunto set my hand and affixed my Notarial Seal at my office in \_\_\_\_\_\_, Missouri, the day and year last above written. My Commission Expires:

City Engineer Rolph S. Davis, P.E. Chairman Babette Macy Assistant Secretary Dione M. Binckley Director Sherri K. Mointyre, P.E.

CITY COUNCIL

This is to certify that the within plot was submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No.
duly outherflicated as passed this day of 20

City Clerk Marilyn Sonders Mayor Sylvester "Sly" James Jr.

DEVELOPED BY: BPI Midwest, LLC 8901 N. Brighton Avenue Kansas City, MO. 64156 Ph: (816) 734-4350 Fax: (816) 734-4925 Attn.: Ron Baldwin

SERVICE'S CRITIFICATION
I hereby certify but the plot of ROTIFICE MEADORS. THEN PLAT subordion is
hereby certify but the plot of ROTIFICE MEADORS. The PLAT subordion is
strong metals or exceeds the current infollows standards for our urban proport
boundary survey on despited by the Missouri Board for Architects, Professional
Englands and London Surveyss. In Later certify that I have complied with all
Englands and London Surveyss. In Later certify that I have complied with all
publications on the best of any professional includings and best in

ROBERT C. PARKS, MO LS NO. 2362

FINAL PLAT
NORTHVIEW MEADOWS THIRD PLAT
SW 1/4 OF SECTION 5, TWP. 51, RNG. 32
KANSAS CITY, CLAY COUNTY, MISSOURI

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