

COMMUNITY PROJECT

150554

Ordinance Fact Sheet

Ordinance Number

Brief Title

Approving the plat of Hawksbury – Fourth Plat, an addition in Kansas City, Platte County, Missouri

<p>Specific Address Approximately 17.09 acres generally located on the west side of NW Skyview Avenue at NW 104th Terrace, creating 42 lots.</p>	<p>Sponsor City Development</p>
<p>Reason for Project This final plat application was initiated by Hawksbury Development, L.L.C., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct 42 single family homes.)</p>	<p>Programs, Departments, or Groups Affected City-Wide Council District(s) 2 (PL) Other districts (school, etc.) Platte County</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This ordinance was not introduced 9 days after City Plan Commission approval to allow the applicant time to submit the following prior to ordinance request: an updated overall development plan, an affidavit for prior street trees, and a street tree planting plan. This plat can be added to the consent agenda.</p> <p>SD0840C, Final Plat-Hawksbury - Third Plat - Ordinance 050006, passed by City Council on January 13, 2005 approved a final plat in District GP-6 on approximately 19.11 acres, generally located on the west side of NW Skyview Avenue on both sides of proposed NW 104th Place, creating 45 single family lots.</p> <p>Case No. 11943-GP-4 – Ordinance 040362, passed by City Council on April 22, 2004 approved an amendment to a GP development plan in District GP-6 on about 98.4 acres generally located on the west side of NW Skyview Avenue on both sides of proposed NW 105th Street, to allow for 226 single-family lots and a pool/cabana. (Current approved plan)</p> <p>SD0840B, Final Plat-Hawksbury - Second Plat - Ordinance 021051, passed by City Council on September 5, 2002 approved a final plat in District GP-6 on approximately 15.29 acres, creating 42 single family lots.</p> <p>SD0840A, Final Plat-Hawksbury - Second Plat – A request to approve a final plat to create 42 single family lots on 15.29 acres in District GP-6. (Approved by City Plan Commission, January 18, 2000. The plat never went to the City Council and therefore expired.)</p> <p>SD0840, Final Plat-Hawksbury, First Plat – Ordinance 991040, passed by City Council on August 12, 1999 approved a final plat in District GP-6 on approximately 19.41 acres, creating 47 single family lots.</p>	<p>Applicants / Proponents Applicant(s) Hawksbury Development, L.L.C. City Department City Planning and Development Other</p> <p>Opponents Groups or Individuals None Known Basis of Opposition</p> <p>Staff Recommendation <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p> <p>Board or Commission Recommendation By: City Plan Commission August 6, 2013 <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> Approval, with conditions</p> <p>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</p>

Details

Case No. 11943-GP-1 – Ordinance No. 980522, passed by City Council on June 7, 1998 rezoned approximately 101 acres from District GP-7 (KCIA General Planned Development District, Agricultural and Low Density Residential Uses) to District GP-6 and approved a development plan for 229 single-family lots.

Case No. 11943-GP - Proposal to rezone 101.6 acres from GP-7 to GP-6 and approve a plan for 121 single family lots - recommended for approval by the City Plan Commission on January 21, 1997 with conditions. (Did not proceed to the City Council.)

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 consists of public and private improvements for a single-family residential development of previously undeveloped property. Proposed Stormwater Management 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 Brett A. Cox, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Pam Powell

Date:
July 2, 2015

Reviewed by:
Brett A. Cox, PE, Senior Registered Engineer
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers:

