

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

Ordinance Number

Brief Title

Approving the plat of Brooke Hills Third Plat, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 19.29 acres located at 5801 N.E. 119th St, or generally located south of the intersection of N.E. 119th St and N. Wheeling Ave, creating 58 lots and no tracts.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; padding: 5px;">Sponsor</td> <td style="padding: 5px;">Jeffrey Williams, AICP, Director Department of City Planning & Development</td> </tr> <tr> <td style="padding: 5px;">Programs, Departments, or Groups Affected</td> <td style="padding: 5px;">City-Wide Council District(s) 1(CL) Hall – O’Neill Other districts (school, etc.) North Kansas City 250</td> </tr> <tr> <td style="padding: 5px;">Applicants / Proponents</td> <td style="padding: 5px;">Applicant(s) Robertson Properties, Inc. City Department City Planning and Development Other</td> </tr> <tr> <td style="padding: 5px;">Opponents</td> <td style="padding: 5px;">Groups or Individuals None Known Basis of Opposition</td> </tr> <tr> <td style="padding: 5px;">Staff Recommendation</td> <td style="padding: 5px;"><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</td> </tr> <tr> <td style="padding: 5px;">Board or Commission Recommendation</td> <td style="padding: 5px;">By: City Plan Commission December 1, 2020 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</td> </tr> <tr> <td style="padding: 5px;">Council Committee Actions</td> <td style="padding: 5px;"><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</td> </tr> </table>	Sponsor	Jeffrey Williams, AICP, Director Department of City Planning & Development	Programs, Departments, or Groups Affected	City-Wide Council District(s) 1(CL) Hall – O’Neill Other districts (school, etc.) North Kansas City 250	Applicants / Proponents	Applicant(s) Robertson Properties, 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 December 1, 2020 <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
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<p>Reason for Project This final plat application was initiated by Robertson Properties, Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 58 lot single family subdivision.)</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. 12615-CUP-2 – City Council Committee Substitute Ordinance No. 021275, passed on April 30, 2003, approved a preliminary community unit project plan in District R-1a (one-family dwellings, medium density) on approximately 206.9 acres generally located on both the south/west side of NE Sherman Road, approximately 1400 feet north of NE LP Cookingham Drive (Missouri Route 291), and on the west side of N Eastern Avenue, approximately 600 feet north of NE L.P. Cookingham Drive (Missouri Route 291), to allow construction of 334 single family lots, 109 single villas, and 206 townhouse units. (Current approved preliminary development plan. Lowry Meadows)</p>															

Details

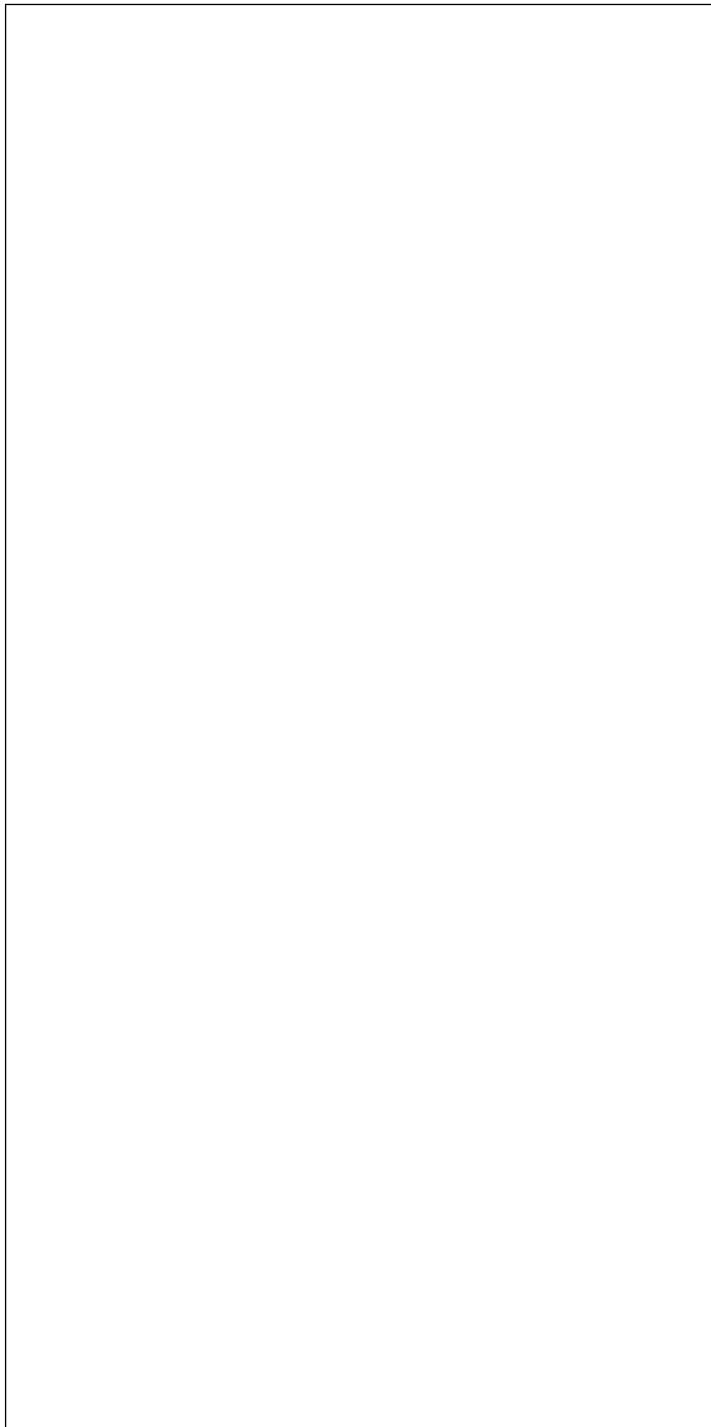
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Policy / Program Impact

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



How will this contribute to a sustainable Kansas City?	<p>This project consists of public and private improvements for a 58 lot single-family residential development, on approximately 19.29 acres of previously undeveloped property. There is also an existing stormwater detention facility constructed by an earlier 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: June 8, 2021

Reviewed by:
Lucas Kaspar, PE,

Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2020-00034

