

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

Ordinance Number

Brief Title

Approving the plat of Davidson Farms, Second Plat, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 12.64 acres generally located at N.E. 76th Street and west of N. Tullis Avenue, creating 36 lots and 4 tracts.</p>	<p>Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by YDO, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct single family homes.)</p>	<p>Programs, Departments, or Groups Affected City-Wide Council District(s) 1 (CL) – Hall, O’Neill Other districts (school, etc.) Liberty</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>PREVIOUS CASE: Case No. 12417-P-28 – Ord. No. 190350 was passed by the City Council on May 16, 2019 and approved a project plan, which serves as a Neighborhood Plan and a preliminary plat in District SC (Shoal Creek) on approximately 218 acres generally located on the north side of N.E. 76th Street, between N. Flintlock on the east and N.E. Shoal Creek Parkway on the west, to allow for 424 lots (475 total units) and 25 tracts.</p> <p>This final plat is in substantial conformance with the current approved preliminary plat.</p>	<p>Applicants / Proponents Applicant(s) YDO, LLC 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 December 15, 2020 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" 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

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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 36 lot single-family residential development, and four private open space tracts on approximately 12.7 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 A. Kaspar, PE</p>
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Fact Sheet Prepared by:
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Date:
April 16, 2021

Reviewed by:
Lucas A. Kaspar, PE
Plans Review Supervisor
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers:
Case No. **12417-P-28** Preliminary Plat

Case No. **CLD-FnPlat-2020-00043** Final Plat

