

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220879

Ordinance Number

Brief Title

Approving the plat of Theodore Jack Court an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 2.61 acres generally located at the northeast corner of W. 112th Terrace and State Line Road.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Midwest Associates GP in order to subdivide the property in accordance with the city codes and state statutes. The developer intends to construct a 5 lot single family home subdivision</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 6(JA) Bough - McManus Other districts (school, etc.) Center 120</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>Applicants / Proponents</p>	<p>Applicant(s) Midwest Associates GP City Department City Planning and Development Other</p>
<p>CONTROLLING CASE Case No. CD-CPC-2018-00195 – Preliminary Plat, Theodore Jack Court – On December 4, 2019, the City Plan Commission approved preliminary plat in District R-7.5 (Residential 7.5), on about 2.5 acres, generally located at the northeast corner of W. 112th Terrace and State Line Road, creating five (5) residential lots.</p>	<p>Opponents</p>	<p>Groups or Individuals None Known 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 October 6, 2020 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" 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

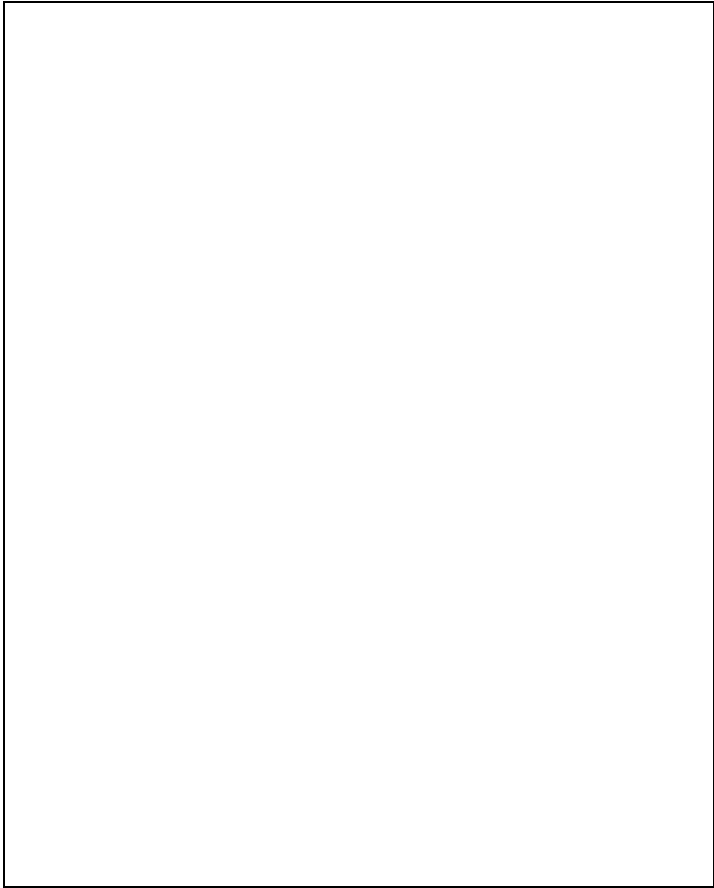
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Policy / Program Impact

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



How will this contribute to a sustainable Kansas City?	<p>This project consists of platting to create five single family residential lots. The first 1.5 inches of runoff will be detained on-site. The stormwater detention facilities for each lot will assure that the pre-development peak discharge rate and volume will not be exceeded after development of the site. As part of the development, an assessment of the existing conditions of the perimeter curb and gutter, sidewalk and drive approaches will be made. Any of these elements found not in compliance with current City standards, must be removed and replaced. The removal and replacement of deteriorating infrastructure will eliminate erosion, discourage further deterioration and improve the overall aesthetics of the site.</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: September 19, 2022

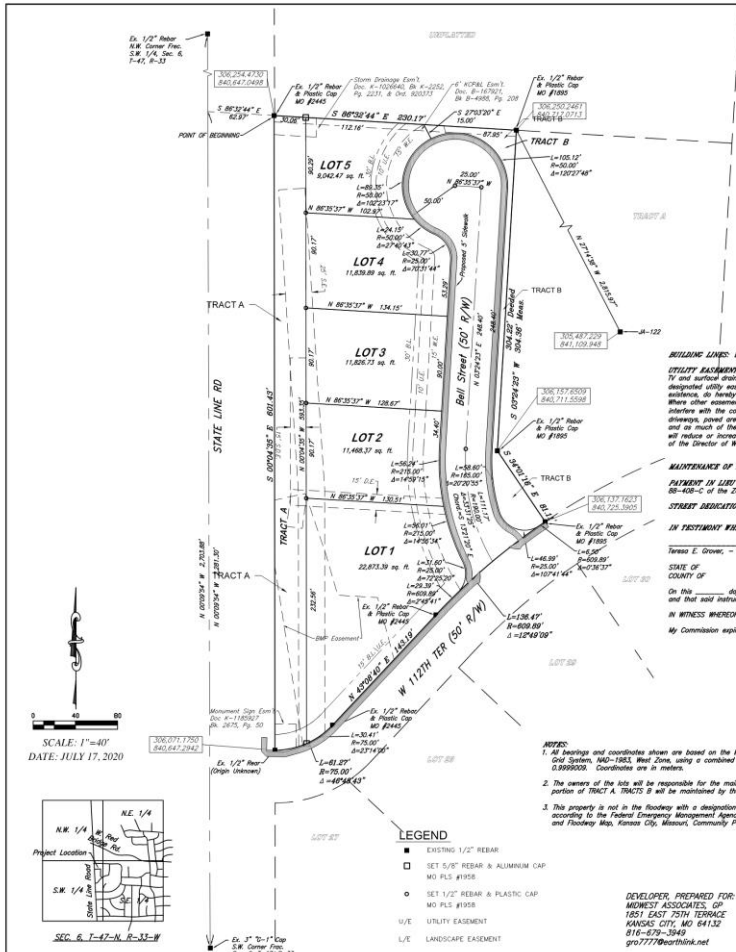
Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2020-00029

FINAL PLAT

THEODORE JACK COURT

LOTS 1 THRU 5, TRACTS A, AND B, A SUBDIVISION IN KANSAAS CITY, JACKSON COUNTY, MISSOURI



DESCRIPTION:
That part of the South 1/2 of Fractional Section 6, Township 42, Range 33, Kansas City, Jackson County, Missouri, described as follows:
Commencing at a point in the West line of said Section 6, which point is 1,530.77 feet North of the Southwest corner thereof and running thence North along said West line of Section 6 (said West line having an assumed bearing of North 1 degree 14 minutes West) a distance of 141.51 feet; thence South 89 degrees 56 minutes East along a line parallel with the South line of said Section 6, a distance of 62.17 feet (61.97 feet Record) to a point on the Eastern line of State Line Road, as existing and established on June 23, 1985, said point being the Point of Beginning of this Tract; thence easterly along the East line of said State Line Road, a distance of 235.17 feet; thence South 1 degree 03 minutes West a distance of 354.22 feet; thence South 37 degrees 27 minutes East a distance of 21.11 feet to the North line of 112th Street Terrace as dedicated in the past of FGDOROT, a subdivision in Kansas City, Jackson County, Missouri; thence Southwesterly along said North line of 112th Street Terrace, a distance of 143.17 feet (143.17 feet Record) to a point of tangency; thence South 39 degrees 42 minutes 11 seconds West (South 39 degrees 40 minutes 10 seconds West Record), a distance of 143.19 feet (143.17 feet Record) to a point of curves, thence Southwesterly and Westerly along a line bearing to the right and having a radius of 75 feet, a distance of 81.27 feet to a point in the West line of said State Line Road; thence North 1 degree 28 minutes 12 seconds West along said Eastern line, a distance of 601.43 feet (601.33 feet Record) to the Point of Beginning. Also known as Tract B on the Certificate of Survey filed July 29, 2016 as Document No. 20160200892 in Book 14 of Page 50. Containing 118,876.91 sq. ft. or 2.61 acres more or less.

PLAT INDICATION:
The undersigned proprietors of the above described tract have caused the same to be subdivided in the manner shown on the accompanying plat, which plat and subdivision shall hereafter be known as:

THEODORE JACK COURT

LANDSCAPE EASEMENT:
Area designated as Landscape Easement (L/E) are hereby dedicated to the Public for the purpose of installation and maintenance of landscape plantings, visual screening terms and the like. No fence, wall, planting, structure or other obstruction may be placed or maintained in said Landscape Easement, without the approval of the Director of Community Development of the City of Kansas City. The line portion of such Landscape Easement area shall be maintained continuously by the Owner of any such lot across which a Landscape Easement is dedicated.

SETBACK LINES: Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

UTILITY EASEMENTS: An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them, sewer, under and along the strips of land designated utility easements (U/E), provided that the easement granted herein is subject to city and existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby consent, warrant and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. Where other easements are designated for a particular area, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the overhead lines and specifically there shall not be built thereon or there over any structure (except always paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in watching the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appliances thereto without a valid permit from the Department of Public Works as to utility easements, and/or without approval of the Director of Water Services as to water main easements.

MAINTENANCE OF TRACTS: Tracts A, and B are to be used for lotterizing by the owners of the lots, tracts, and parcels shown within this plat pursuant to restrictive covenants to be recorded simultaneously with the plat.

PAYMENT IN LIEU OF PARKING: The developer elects to pay the City of Kansas City, Missouri, a sum of \$_____ in lieu of required parking dedicating for 5 single family units pursuant to Section 88-408-C of the Zoning and Development Code.

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

IN WITNESS WHEREOF: Midwest Associates, GP, have caused these presents to be signed by its Vice President this _____ day of _____, 2022.

Teresa E. Groves, - Vice President
STATE OF _____
COUNTY OF _____ SS

On this _____ day of _____, 2022 before me appeared Teresa E. Groves; to me personally known, who by me duly sworn, did say that she is Vice President of Midwest Associates, GP, and that said instrument was signed in behalf of said partnership and she acknowledged said instrument to be the free act and deed of said partnership.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my seal of my office in said County and State, the day and year last above written.

My Commission expires: _____

Notary Public
Print Name _____

CITY PLAN COMMISSION PUBLIC WORKS
APPROVED: _____ Acting Director
Steph S. Davis, P.E.

COUNCIL:
This is to certify that the within Plat was duly submitted and approved by the Council of Kansas City, Missouri, by Ordinance No. _____, 2022.

Mayer - Quinton Lucas _____ City Clerk - Marilyn Sanders

Jackson County GS Department

I hereby certify that the within Plat of "THEODORE JACK COURT" subdivision is based upon an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current minimum standards for property boundary surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances, and rules governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Thomas W. Clemons, M.A.S., L.S., P.E.
Thomas Clemons
Acra Surveyors
2300 Robinson Pike Road
P.O. Box 324 Grandview, Missouri 64030
816-794-7322 tcc@acrasurveyors.com



LEGEND

- EXISTING 1/2" REBAR
- SET 5/8" REBAR & ALUMINUM CAP
MO PLS #195E
- SET 1/2" REBAR & PLASTIC CAP
MO PLS #195E
- U/E UTILITY EASEMENT
- L/E LANDSCAPE EASEMENT

NOTES:

- All bearings and coordinates shown are based on the Missouri State Plane Grid System, NAD-1983 West Zone, using a combined grid factor of 0.9999909. Coordinates are in meters.
- The owners of the lots will be responsible for the maintenance of the adjoining portion of TRACT A, TRACTS B will be maintained by their owners.
- This property is not in the floodway with a designation of Zone X (area of minimal floodway) according to the Federal Emergency Management Agency National Flood Insurance Program Boundary and Floodway Map, Kansas City, Missouri, Community Panel Number 29090233062 dated January 25, 2017.

DEVELOPER, PREPARED FOR:
MIDWEST ASSOCIATES, GP
1851 EAST 75TH TERRACE
KANSAAS CITY, MO 64132
816-579-3849
gro777@earthlink.net

THOMAS W. CLEMONS, M.A.S., L.S., P.E.
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