

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

220620

Ordinance Number

**Brief Title**

Approving the plat of Hills of Montclair – Fourth Plat, an addition in Kansas City, Clay County, Missouri

<p><b>Specific Address</b> Approximately 23.07 acres generally located on the west side of Northeast Cookingham Road approximately 400 feet south of North Flintlock Road creating 69 lots and 3 tracts</p>	<p><b>Sponsor</b></p>	<p>Jeffrey Williams, AICP, Director Department of City Planning &amp; Development</p>
<p><b>Reason for Project</b> This final plat application was initiated by Robertson Construction, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 69 lot single family home subdivision.)</p>	<p><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b>  <b>Council District(s)</b> 1(CL) Hall – O’Neill  <b>Other districts (school, etc.)</b> Liberty 230</p>
<p><b>Discussion</b> 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><b>CONTROLLING CASE</b> <b>Case No. 11771-CUP-6-AA</b> – Update to the development plan for the Hills of Montclair in District R-7.5 (Residential) on about 107 acres generally located on the west side of Northeast Cookingham Road approximately 400 feet south of North Flintlock Road.</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> Robertson Construction, LLC  <b>City Department</b> City Planning and Development  <b>Other</b></p>
	<p><b>Opponents</b></p>	<p><b>Groups or Individuals</b> None Known  <b>Basis of Opposition</b></p>
	<p><b>Staff Recommendation</b></p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <b>Reason Against:</b></p>
	<p><b>Board or Commission Recommendation</b></p>	<p><b>By: City Plan Commission</b> April 5, 2022  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p><b>Council Committee Actions</b></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**

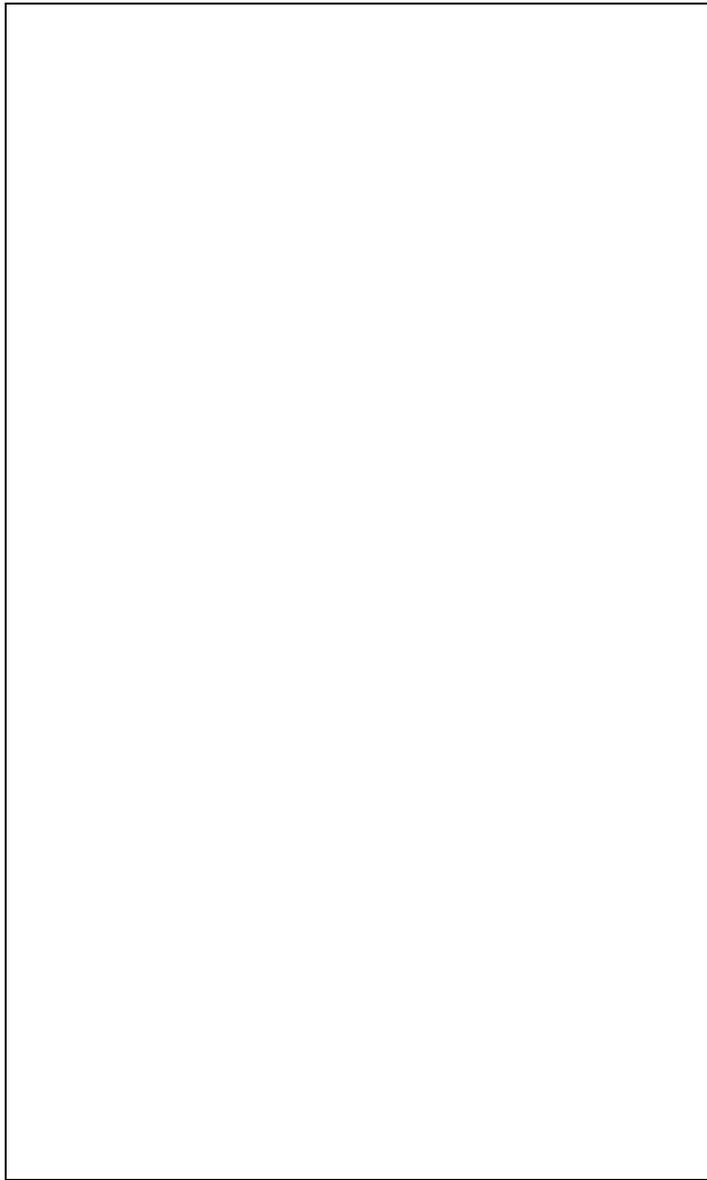
--

**Policy / Program Impact**

<b>Policy or Program Change</b> N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<b>Operational Impact Assessment</b> N/A	

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b> N/A	
<b>Financial Impact</b> N/A	
<b>Fund Source and Appropriation Account Costs</b> N/A	
<b>Is it good for the children?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



<b>How will this contribute to a sustainable Kansas City?</b>	<p>This project consists of public and private improvements for a 69 lot single-family residential development, and two private open space tracts on approximately 23.07 acres of previously undeveloped property. 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>
---	---

**Project Start Date**

**Projected Completion or Occupancy Date**

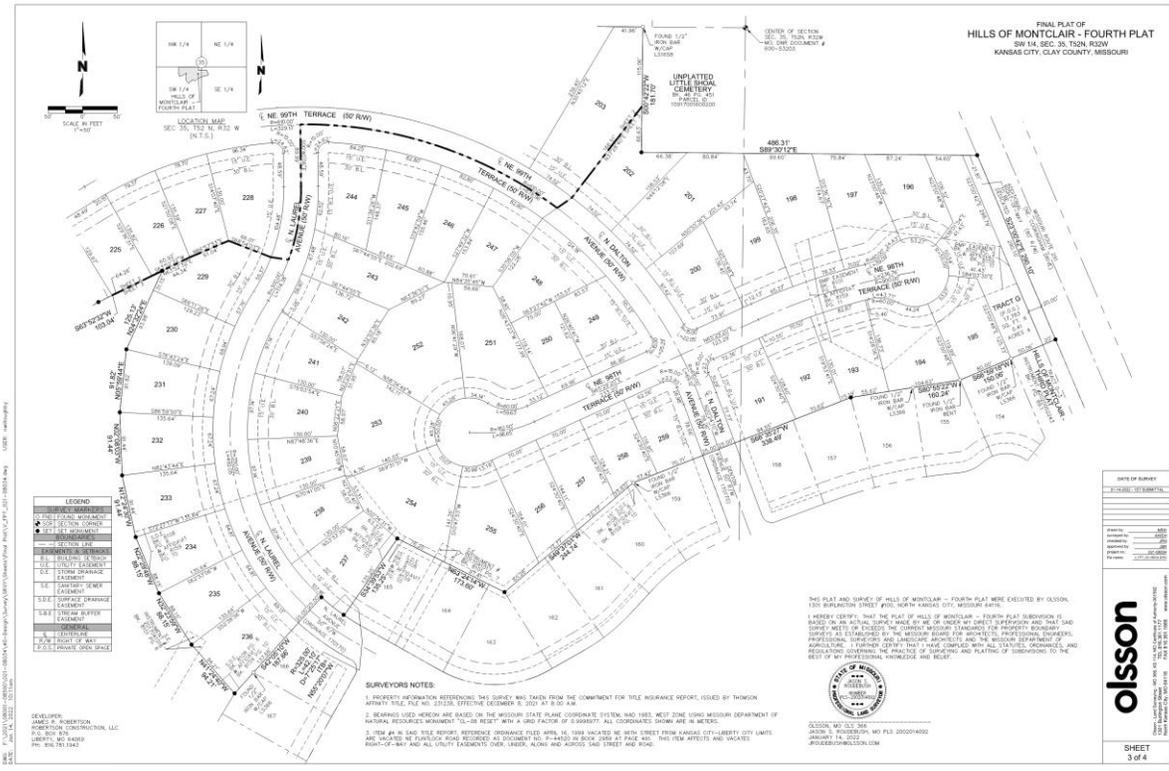
**Fact Sheet Prepared by:**  
Thomas Holloway

**Date:** June 30, 2022

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

**Reference or Case Numbers:** CLD-FnPlat-2022-00004





**FINAL PLAT OF HILLS OF MONTCLAIR - FOURTH PLAT**  
SW 1/4 SEC. 35, T32N R23W  
KANSAS CITY, CLAY COUNTY, MISSOURI

**STREET DEDICATION -** STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

**MANAGEMENT OF TRACTS F AND G (1.64 ACRES)** ARE TO BE USED FOR PRIVATE OPEN SPACE, AND ALL TRACTS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO DECLARATION OF LIMITED ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF HILLS OF MONTCLAIR PLAT AND TRACT C IS A BUFFER ZONE PROVIDED FOR THE PLANNING OF TREES AND SHRUBS BY THE HILLS OF MONTCLAIR PLAT ASSOCIATION. THE BUILDING OF STRUCTURES THEREIN IS PROHIBITED.

**PRIVATE OPEN SPACE:** THE PRIVATE OPEN SPACE TRACTS F AND G (1.64 ACRES) SHOWN ON THIS PLAT IS NOT USED TO SATISFY THE REQUIRED AREA AND FOR USE UNDER FAMILY UNITS (1.53 ACRES) REQUIRED BY ORDINANCE PURSUANT TO SECTION 88-48-6-C, ZONING AND DEVELOPMENT CODE.

**FLOODING:** THE SUBJECT PROPERTY IS LOCATED IN ZONE F (AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR ANNUAL CHANCE FLOODPLAIN) AND ACCORDING TO THE CLAY COUNTY FLOOD INSURANCE RATE MAP (FIRM) NUMBER 28050C0000R MAP DATED JANUARY 20, 2012.

**UNDESIRABLE NEIGHBORS:** THE AREA DETERMINED HEREIN IS ADJACENT TO UNDESIRABLE ZONE (U)Z. SUCH DEVELOPMENT MAY BE SUBJECT TO UNDESIRABLE NEIGHBORS DUE TO NEARBY INDUSTRIAL, RECREATIONAL OR RESIDENTIAL DEVELOPMENT. THROUGH ADDITIONAL SITE PLANNING AND/OR ADDITIONAL CONSTRUCTION TO REDUCE THE IMPACT OF UNDESIRABLE NEIGHBORS.

**RESTRICTED ACCESS AND DIRECT VEHICULAR ACCESS TO MISSOURI ROUTE 291 (NE CORNER) ARE FROM TRACT G.**

**IN WITNESS WHEREOF:**  
ROBERTSON CONSTRUCTION, LLC A MISSOURI LIMITED LIABILITY COMPANY LOGO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.  
ROBERTSON CONSTRUCTION, LLC  
A MISSOURI LIMITED LIABILITY COMPANY  
JAMES R. ROBERTSON, MANAGING MEMBER

**STATE OF MISSOURI**  
COUNTY OF \_\_\_\_\_  
I, \_\_\_\_\_, CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.  
JAMES R. ROBERTSON, MANAGING MEMBER AND CLERK OF SAID LIMITED LIABILITY COMPANY AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED AND FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

**IN WITNESS WHEREOF:**  
I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE WHEN LAST ABOVE WRITTEN.  
MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_

**CITY PLAN COMMISSION** APPROVED: \_\_\_\_\_  
**CITY COUNCIL:**  
THIS IS TO CERTIFY THAT THE FINAL PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE BOARD OF CLAY COUNTY, MISSOURI, BY ORDINANCE NO. \_\_\_\_\_, DATED ALTERNATELY AS PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

WALTER LUCAS  
MAYOR  
MARTIN SANDERS  
CITY CLERK

**PLAT OF PRIVATE OPEN SPACE USED FOR PARKLAND DEDICATION**

Tract	Acres	Required	Provided	Net
HILLS OF MONTCLAIR - FIRST PLAT	74	146	0.00	-72
HILLS OF MONTCLAIR - SECOND PLAT	96	170	0.00	-74
HILLS OF MONTCLAIR - THIRD PLAT	96	170	0.00	-74
HILLS OF MONTCLAIR - FOURTH PLAT	99	170	0.00	-71

**DATE OF SURVEY**  
2012-01-20

**TITLE**  
FINAL PLAT OF HILLS OF MONTCLAIR - FOURTH PLAT

**PREPARED BY**  
OLSSON

**DATE**  
2012-01-20

**PROJECT NO.**  
2012-01-20

**SCALE**  
AS SHOWN

**THIS PLAT AND SURVEY OF HILLS OF MONTCLAIR - FOURTH PLAT WERE EXECUTED BY OLSSON, 1307 BURLINGTON STREET, HILLS OF MONTCLAIR, MISSOURI 64116.**

**WHEREAS** CERTAIN THAT THE PLAT OF HILLS OF MONTCLAIR - FOURTH PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY SURVEYS, I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF MISSOURI, AND THAT I AM A MEMBER OF THE MISSOURI SURVEYORS ASSOCIATION, AND THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

**OLSSON, INC. (L.L.C.)**  
JAMES R. FOSTER, INC. NO. PLS. 200204002  
JANUARY 14, 2012  
MISSOURI@OLSSON.COM

**SHEET**  
4 of 4

