

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

211084

Ordinance Number

### Brief Title

Approving the plat of Post Hill Second Plat, an addition in Kansas City, Platte County, Missouri

<b>Specific Address</b> Approximately 10.262 acres generally located on the east side of NW Skyview Ave approximately 1,100 feet south of Tiffany Springs Parkway, creating 36 lots.	<b>Sponsor</b> Jeffrey Williams, AICP, Director Department of City Planning & Development
<b>Reason for Project</b> This final plat application was initiated by Genesis Construction Management, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 36 lot single family home subdivision.)	<b>Programs, Departments, or Groups Affected</b> <b>City-Wide</b> <b>Council District(s)</b> 2(PL) Loar - Fowler <b>Other districts (school, etc.)</b> Park Hill
<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.  <b>CONTROLLING CASE</b> Case No. CD-CPC-2021-00003 was approved by City Plan Commission on April 20, 2021 and serves as a final plan for the Post Hill 2nd Plat. The proposed request is in substantial conformance to the controlling plan.  <b>RELATED RELEVANT CASES</b> On April 13, 2021, the Board of Zoning Adjustment granted a variance to the platted street side yard setbacks abutting NW Skyview Avenue of Lots 12, 13, 19, and 20 in the amount of 20 feet to allow for the construction of new single-family homes.	<b>Applicants / Proponents</b> <b>Applicant(s)</b> Genesis Construction Management <b>City Department</b> City Planning and Development <b>Other</b>
	<b>Opponents</b> <b>Groups or Individuals</b> None Known <b>Basis of Opposition</b>
	<b>Staff Recommendation</b> <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <b>Reason Against:</b>
	<b>Board or Commission Recommendation</b> <b>By: City Plan Commission</b> September 21, 2021  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions
	<b>Council Committee Actions</b> <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

**Details**

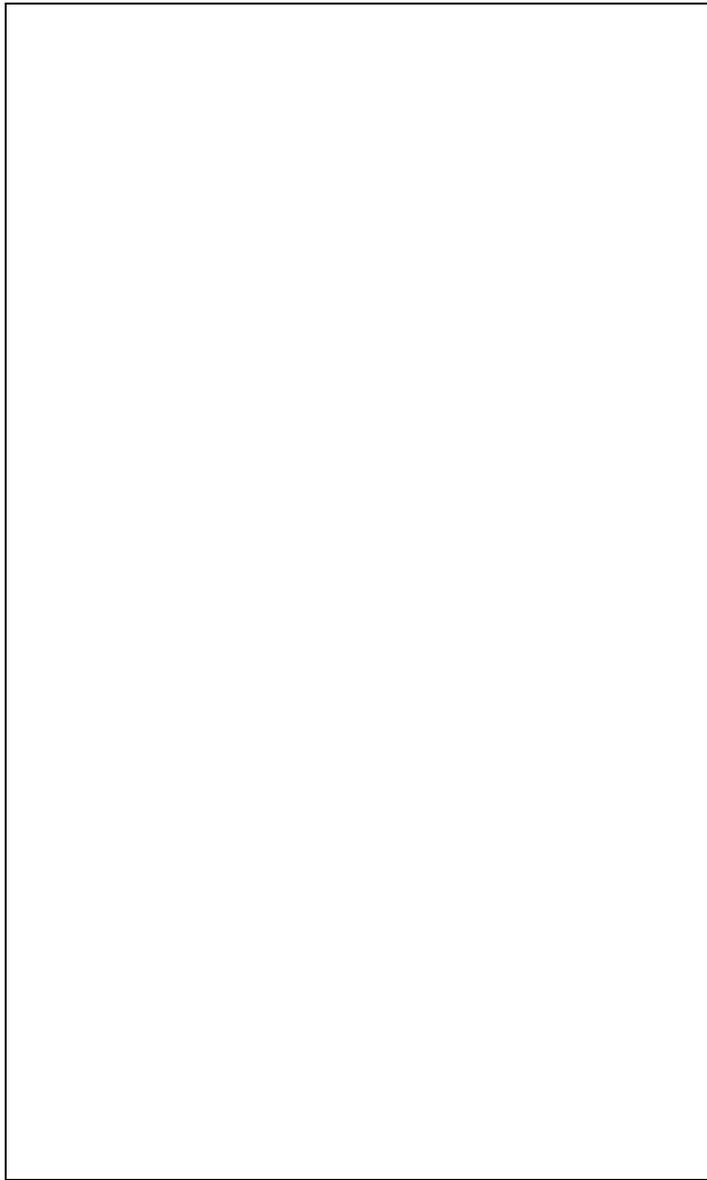
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**Policy / Program Impact**

<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 37 lot single-family residential development and one storm water detention tract on approximately 10.3 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>
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**Project Start Date**

**Projected Completion or Occupancy Date**

**Fact Sheet Prepared by:**  
Thomas Holloway

**Date:** December 1, 2021

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

**Reference or Case Numbers:** CLD-FnPlat-2021-00029

