COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220008

Ordinance Number

Brief Title

Approving the plat of Genesis Place Estates – Second Plat, an addition in Kansas City, Platte County, Missouri

Specific Address Approximately 20 acres generally located north of N. Adrian Ave. and N.W. Old Stagecoach Road, creating 73 lots and 1 tract. Reason for Project This final plat application was initiated by Green Hills Investors LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 73 lot single family home subdivision.) 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. 8 n

CONTROLLING CASE Case No. CD-CPC-2020-00042 — Ordinance No. 200368 passed by City Council on 5/21/2020, approved an amendment to adjust the phasing of a previously approved preliminary development plan in districts R-2.5 and R-6 on approximately 246 acres generally located at the northeast corner of N. Green Hills Road and NW Tiffany Springs Road.

Sponsor	Jeffrey Williams, AICP, Director Department of City Planning & Development		
Programs, Departments, or Groups Affected	City-Wide		
	Council District(s) 2(PL) Fowler - Loar		
	Other districts (school, etc.) Platte County R-III		
Applicants / Proponents	Applicant(s) Green Hills Investors LLC		
	City Department City Planning and Development		
	Other		
Opponents	Groups or Individuals None Known		
	Basis of Opposition		
Staff Recommendation	For Against Reason Against:		
Board or Commission Recommendation	By: City Plan Commission May 18, 2021		
	☐ Approval ☐ Denial ☑ Approval, with conditions		
Council Committee			
Actions	 □ Do Pass □ Do Pass (as amended) □ Committee Sub. □ Without Recommendation □ Hold □ Do not pass 		

Details	Policy / Program Impact		
	Policy or Program Change	No ☐ Yes	
	N/A		
	Operational Impact Assessment N/A		
	Finances		
	Cost & Revenue Projections – Including Indirect Costs		
	N/A Financial Impact		
	N/A		
	Fund Source and Appropriation Account Costs		
	Is it good for the children?	Yes No	

How will this contribute to a sustainable Kansas City?

This project consists of public and private improvements for a 73 lot single-family residential development on approximately 20 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 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.

Written by Lucas Kaspar, PE

Project Start Date

Projected Completion or Occupancy Date

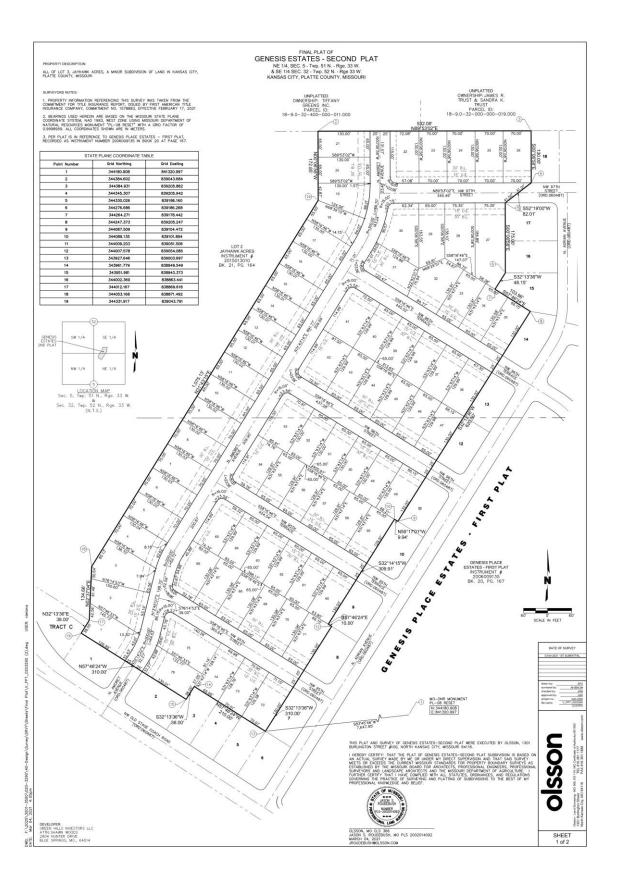
Fact Sheet Prepared by: Date: December 29, 2021

Thomas Holloway

Reviewed by:

Joseph Rexwinkle Development Management Division (DMD) City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00009



FINAL PLAT OF
GENESIS ESTATES - SECOND PLAT
NE 1/4, SEC, 5 - Twp. 51 N. - Rgp. 33 W.
& SE 1/4 SEC, 32 - Twp. 5 N. - Rgp. 33 W.
KANSAS CITY, PLATTE COUNTY, MISSOURI THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE WANNER AS SHOWN ON THE ACCOUNTING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE RICKIN AS: HUNT WOMEST REAL ESTATE DEVELOPMENT, INC. A MISSOURI CORPORATION 1. PROPERTY INFORMATION REPERDINGS THIS SURVEY WAS TAKEN FROM THE COMMINIST TOW THE RESUMENCE REPORT, ISSUED BY KANASA GIT! TILL. COMMINIST TOW THE RESUMENCE REPORT, ISSUED BY KANASA GIT! TILL. COMMINIST TOW KIT-10-5525. GETERED MAY 28, 2021 A B TO AM, (OPERE FLOODPLAIN THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREA OF MINIMAL FLOODING) ACCORDING TO THE RESURANCE RATE MAP (FIRM), COMMUNITY PAREL NO. 26096/C00440, PLATTE COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017. 6/7/2) - READING UIED HERCON ARE BASED ON THE MISSOUR STATE PLANT COGNINANT SYSTEM, NAD 1881, MIST ZONE UIEM, MISSOUR GENERATHIS OF NATURAL RESOLUCIES ENCHART THE ORDER OF RECT WITH A GRO FACTOR OF OLDERSHALL COGNINANTES SHOWN ARE IN METERS.

J. PER PRAIL IS IN RETERENCE TO GENERAL FALLE STATES - FRIST PLAI, RECORDED AS INSTRUMENT NUMBER 2008000125 IN BOOK 20 AT PAGE 167. IN WITHERS WHEREOF:
I HAVE HERDATIO SET MY HAND AND AFFRED MY NOTAYIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN THIS IS TO CEPTEY THAT THE WITHIN PLAT WAS DULY SUBMITED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOUR, BY ORDINANCE NO. ________ DULY AUTHORISED BY BY DULY AUTHORISED BY BY DAY OF ______ QUINTON LUCAS MAYOR SHERRI K. WONTYRE, P.E. MARLYN SANDERS CITY CLERK DATE OF BURNEY olsson THIS PLAT AND SURVEY OF GENESIS ESTATES—SECOND PLAT MERE EXECUTED BY OUR BURGLINGTON STREET FROM NORTH HANGAS CITY, MISSIGNER 64116. AND ALL HOLD TO SHARE CONTROL AND ALL HIS CONTROL OF ALL HIS CONTROL O DEVELOPER: GREEN HILLS INVESTORS LLC ATTRI SHAWN MOODS 2804 HUNTER DRIVE BLUE SPRINGS, MO., 64014