

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

Ordinance Number

### Brief Title

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

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|--|--|
| <b>Specific Address</b><br>Approximately 9.77 acres generally located at N.W. 106 <sup>th</sup> Street and N. Jefferson Street, creating 26 lots and 2 tracts.   | <b>Sponsor</b><br>Jeffrey Williams, AICP, Director<br>Department of City Planning & Development  |
| <b>Reason for Project</b><br>This final plat application was initiated by Clayton Properties Group, Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct 26 single family homes.)  | <b>Programs, Departments, or Groups Affected</b><br><b>City-Wide</b><br><b>Council District(s)</b> 2 (CL) – Loar, Fowler<br><b>Other districts (school, etc.)</b><br>North Kansas City   |
| <b>Discussion</b><br>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.<br><br><b>PREVIOUS CASE:</b><br><br><b>Case No. SD1446B - Preliminary Plat - Holly Farms –</b> Ordinance No. 180023 was passed by the City Council on January 25, 2018 and approved a preliminary plat on approximately 62 acres in District R-7.5 (Residential-7.5) generally located on the south side of N.W. Shoal Creek Parkway, approximately 2,000 feet west of US Hwy 169, creating 146 single family lots and 6 tracts.<br><br>This final plat is in substantial conformance with the current approved preliminary plat. | <b>Applicants / Proponents</b><br><b>Applicant(s)</b><br>Clayton Properties Group, Inc.<br><br><b>City Department</b><br>City Planning and Development<br><br><b>Other</b>   |
|  | <b>Opponents</b><br><b>Groups or Individuals</b><br>None Known<br><br><b>Basis of Opposition</b>   |
|  | <b>Staff Recommendation</b><br><input checked="" type="checkbox"/> For<br><input type="checkbox"/> Against<br>Reason Against:  |
|  | <b>Board or Commission Recommendation</b><br><b>By: City Plan Commission</b><br><br>April 7, 2020<br><br><input type="checkbox"/> Approval<br><input type="checkbox"/> Denial<br><input checked="" type="checkbox"/> Approval, with conditions   |
|  | <b>Council Committee Actions</b><br><br><input type="checkbox"/> Do Pass<br><input type="checkbox"/> Do Pass (as amended)<br><input type="checkbox"/> Committee Sub.<br><input type="checkbox"/> Without Recommendation<br><input type="checkbox"/> Hold<br><input type="checkbox"/> Do not pass |

Details

Policy / Program Impact

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

Finances

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

|  |  |  |
|--|--|--|
|  | <p><b>How will this contribute to a sustainable Kansas City?</b></p> | <p>This project consists of public and private improvements for a 26 lot single-family residential development, two private open space tracts on approximately 9.76 acres of previously undeveloped property. There are also two existing storm water detention facilities constructed by an earlier Holly Farms 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:**  
Pam Powell  
Principal Engineering Technician

**Date:**  
February 24, 2021

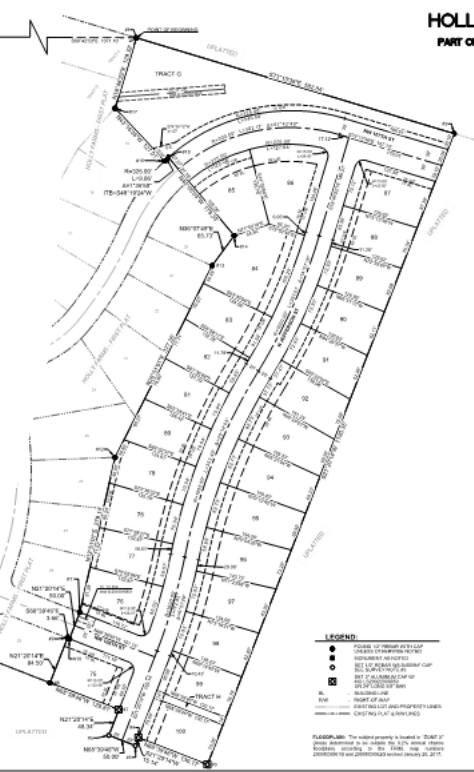
**Reviewed by:**  
Lucas A. Kaspar, PE  
Plans Review Supervisor  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:**  
Case No. **SD1446B** Preliminary Plat  
  
Case No. **CLD-FnPlat-2020-00002** Final Plat

FINAL PLAT OF  
HOLLY FARMS - SECOND PLAT  
PART OF THE SE 1/4 OF SEC. 27-52-55 IN THE CITY OF  
KANSAS CITY, CLAY COUNTY, MISSOURI

| STATE PLAT | COORDINATES (FEET) |
|------------|--------------------|
| 1          | 10000.00           |
| 2          | 10000.00           |
| 3          | 10000.00           |
| 4          | 10000.00           |
| 5          | 10000.00           |
| 6          | 10000.00           |
| 7          | 10000.00           |
| 8          | 10000.00           |
| 9          | 10000.00           |
| 10         | 10000.00           |
| 11         | 10000.00           |
| 12         | 10000.00           |
| 13         | 10000.00           |
| 14         | 10000.00           |
| 15         | 10000.00           |
| 16         | 10000.00           |
| 17         | 10000.00           |
| 18         | 10000.00           |
| 19         | 10000.00           |
| 20         | 10000.00           |
| 21         | 10000.00           |
| 22         | 10000.00           |
| 23         | 10000.00           |
| 24         | 10000.00           |
| 25         | 10000.00           |
| 26         | 10000.00           |
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| 38         | 10000.00           |
| 39         | 10000.00           |
| 40         | 10000.00           |
| 41         | 10000.00           |
| 42         | 10000.00           |
| 43         | 10000.00           |
| 44         | 10000.00           |
| 45         | 10000.00           |
| 46         | 10000.00           |
| 47         | 10000.00           |
| 48         | 10000.00           |
| 49         | 10000.00           |
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| 62         | 10000.00           |
| 63         | 10000.00           |
| 64         | 10000.00           |
| 65         | 10000.00           |
| 66         | 10000.00           |
| 67         | 10000.00           |
| 68         | 10000.00           |
| 69         | 10000.00           |
| 70         | 10000.00           |
| 71         | 10000.00           |
| 72         | 10000.00           |
| 73         | 10000.00           |
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| 79         | 10000.00           |
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| 81         | 10000.00           |
| 82         | 10000.00           |
| 83         | 10000.00           |
| 84         | 10000.00           |
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| 86         | 10000.00           |
| 87         | 10000.00           |
| 88         | 10000.00           |
| 89         | 10000.00           |
| 90         | 10000.00           |
| 91         | 10000.00           |
| 92         | 10000.00           |
| 93         | 10000.00           |
| 94         | 10000.00           |
| 95         | 10000.00           |
| 96         | 10000.00           |
| 97         | 10000.00           |
| 98         | 10000.00           |
| 99         | 10000.00           |
| 100        | 10000.00           |

| LOT # | AREA (SQ. FT.) |
|-------|----------------|
| 1     | 10000.00       |
| 2     | 10000.00       |
| 3     | 10000.00       |
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| 96    | 10000.00       |
| 97    | 10000.00       |
| 98    | 10000.00       |
| 99    | 10000.00       |
| 100   | 10000.00       |



**WARRANTY OF TRACTS.** Tracts 1 through 100 are hereby warranted by the undersigned to be free from all liens, claims, and encumbrances, except as may be shown on the plat, and to be subject to the same as the land from which they were taken. The undersigned also warrants that the same are free from all liens, claims, and encumbrances, except as may be shown on the plat, and to be subject to the same as the land from which they were taken.

**WARRANTY OF FARMLAND.** Tracts 1 through 100 are hereby warranted by the undersigned to be free from all liens, claims, and encumbrances, except as may be shown on the plat, and to be subject to the same as the land from which they were taken. The undersigned also warrants that the same are free from all liens, claims, and encumbrances, except as may be shown on the plat, and to be subject to the same as the land from which they were taken.

**PRIVATE OPEN SPACE.** The private open space shown on the plat is hereby dedicated to the use of the owners of the lots shown on the plat for their private use and enjoyment, and shall not be subject to any public use or enjoyment. The private open space shall be subject to the same as the land from which it was taken.

**SURVEY NOTES.** The survey was made by the undersigned, and the same is hereby certified to be true and correct. The survey was made by the undersigned, and the same is hereby certified to be true and correct. The survey was made by the undersigned, and the same is hereby certified to be true and correct.

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CLAY COUNTY, MISSOURI



**SCHLAGEL**  
FINAL PLAT OF  
HOLLY FARMS  
SECOND PLAT  
SHEET NO. 1