COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220218

Ordinance Number

Brief Title

Approving the plat of Sara's Meadows – First Plat, an addition in Kansas City, Clay County, Missouri

Specific Address Approximately 66.35 acres generally located on the east side of N. Reinking Road, the west side of N. Eastern Avenue, at the midpoint south of N.E. 108th Street and north of N.E. Shoal Creek Parkway, creating 103 lots and 7 tracts. Reason for Project This final plat application was initiated by Star Development Corporation, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct 103 single family homes.) 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.

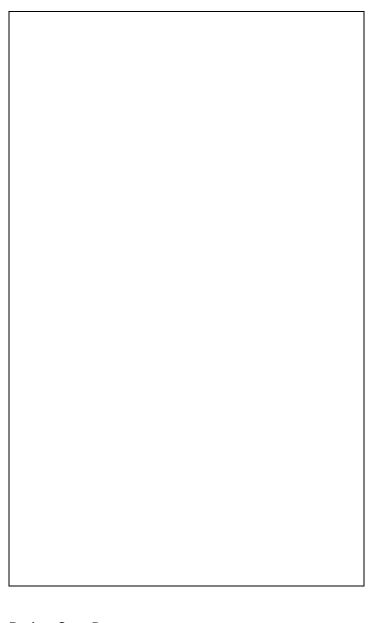
Case No. 12123-CUP-1 - Ordinance No. 071102 was passed by the City Council on November 8, 2007 and approved an amendment to a preliminary community unit project plan in District R-1a on an approximately 121 acre tract of land generally located on the east side of NE Reinking Road at proposed NE 100th Terrace, allowing for 224 single-family lots in five phases.

Case No. 10988-P-2 - Ordinance No. 990159 was passed by the City Council on March 25, 1999 and rezoned 460.27 acres located east and west of proposed N Eastern Avenue south of NE 108thStreet from District R-1 family dwellings, low density), to R-1a (one-family dwellings, medium density).

Case No. 12123-CUP – Ordinance No. 990161 was passed by the City Council on March 25, 1999 and approved a preliminary community unit project plan for 285 single-family lots on 120.76 acres located on the west side of proposed N Eastern Avenue about 2,600 feet south of NE 108th Street in District R-1a.

| Sponsor | Jeffrey Williams, AICP, Director Department of City Planning & Development |
|---|---|
| Programs, Departments, or Groups Affected | City-Wide Council District(s) 1(CL) Hall – O'Neill |
| | Other districts (school, etc.) North Kansas City |
| Applicants / Proponents | Applicant(s) Star Development Corporation 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 March 1, 2022 |
| | ☐ 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 single-family residential development on previously undeveloped property. Proposed storm water management facilities will reduce the overall storm watervolume 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 sewerswill 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 theproject 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 Brett Cox, PE

Project Start Date

Projected Completion or Occupancy Date

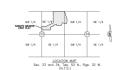
Fact Sheet Prepared by: Date: March 3, 2022

Thomas Holloway

Reviewed by:

Joe Rexwinkle Land Development Division (LDD) City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2022-00005



A most of min to the substantial factors of hostins 23 and the influence flavour of hostins 13, hospital 22 feets. Perspectively, a min of the substantial factors of hostins 14, hospital 22 feets. Perspectively, and the substantial factors of the substantial facto

The HERDONO

The date months for it is not have caused the same to be shadded in the requirer or the standard or the standard or put and transfer to be shadded in the requirer or the standard or the standard or put and transfer to be shadded in the requirer or the standard or the stand

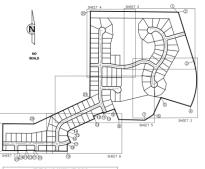
SelEUNO LIMIS

Building limis or settlock lines are hereby established as shown on the ascompanying plat and no buildings or portion thereof shall be build between this line and the street limit.

CHOOSE AND THE CONTROLL OF THE CONTROL OF THE CONTR

Treat A (0.71 cores), Treat B (3.56 cores), Treat D (1.70 cores), Treat F (2.40 cores) and Treat O (0.04 cores) is hereby reserved as Private Open Spools and shall be mislabled by the course of the lost, brists, and porces when width this region, portant to the Tecloristic or Stores Association and Covernots, Condition, Restrictions and Essensition of Stores's

FINAL PLAT OF SARAH'S MEADOW - FIRST PLAT NE 14, SEC. 33 and NW 14, SEC. 34 TWP, 52 N. - Rge. 32 W. KANSAS CITY, CLAY COUNTY, MISSOURI



SURVEYORS NOTES:

1. Property information referencing this survey was taken from the Commitment for Title inc. Thomson Affinity Title, Commitment No. 2(1549), Effective August 6, 2016 at 8:00 a.m. Thomase Affectly Tile, Camminder No. 2019. Enterlie April 1, 200 of 80 of 100. The Inspection Repair, Inseed by 2019. The Inseed April 1, 200 of 8 00 of 100. The Inseed April 1, 2019 of 8 00 of 100. The Inseed April 1, 2019 of 8 00 of 100. The Inseed April 1, 2019. The Inseed Suppressor of Inseed Suppr

STAR DEVELOPMENT CORPORATION

COUNTY OF A TOP SHOULD SEE THE STATE OF THE

Notary Public

| STATE PLANE COORDINATE TABLE | | |
|------------------------------|---------------|--------------|
| Point Number | Orid Northing | Grid Easting |
| 1 | 345679.105 | 850642.208 |
| 2 | 345679.047 | 850667.383 |
| 3 | 345451,479 | 850739.260 |
| + | 345242.281 | 850724.308 |
| 5 | 345284.167 | 850587.480 |
| 6 | 345204.279 | 850551,274 |
| 7 | 345179.604 | 850513.058 |
| 8 | 345182.524 | 850391.626 |
| 9 | 345231.392 | 850372.628 |
| 10 | 345212.152 | 850321.475 |
| 11 | 345216.161 | 850319.910 |
| 12 | 345198.466 | 850274.505 |
| 13 | 345196.398 | 850280.181 |
| 14 | 345136.054 | 850169.141 |
| 15 | 345126,603 | 850156.177 |
| 16 | 345107.520 | 850154.808 |
| 17 | 345075.836 | 850169.175 |
| 18 | 345068.782 | 850153.616 |
| 19 | 345035.972 | 850153.389 |
| 20 | 345037.007 | 850004.056 |
| 21 | 345040.074 | 850004.077 |
| 22 | 345040.349 | 849964.458 |
| 23 | 345038.806 | 849964.447 |
| 24 | 345039.081 | 849924.828 |
| 25 | 345038.166 | 849924.822 |
| 26 | 345038.652 | 849854.726 |
| 27 | 345163.011 | 849855.588 |
| 28 | 345161.761 | 850000.348 |
| 29 | 345283.088 | 850258.312 |
| 30 | 345683 433 | 850160 716 |

| | CITY PLAN COMMISSION: | PUBLIC WORKS: | CITY COUNCIL: | | | |
|--|--|----------------------------|--|----------------|---------|--|
| | Approved: | | This is to Certify that the within Plat was duly | | | |
| | | | aubmitted to and Approved | | | |
| | | | by the Council of Konsos City, Missouri, by Ordinance | | | |
| | | Sherri K. McIntyre, P.E. | No duly authenticated as passed | Surveyed By: | AH13 | |
| | | Director of Public Works | this day of | Reviewed By: | м | |
| | | | | Drafted By: | RH | |
| | | | | Project No.: 0 | 10-2224 | |
| | | | Spivester "Sty" James, Jr. Mayor | | | |
| | | | Northyn Sonders City Clerk | OLSSON. | ATES | |
| | 1507 Burlington Street #1 I MERELY CERTIFY; met i octical survey mode by m Minesuri Board for Archite Architects. I Author certi growning the practice of sonoistigs, and belief. Of Minesuries I Authorities I Autho | S O Blogg (COST (COST)) | | | | |
| DEMELOPER: Stor Development Corp. 244 W. Mill Street, Suite 101 Liberty, MO., 54065 (816)—781—3322 | DUSSON ASSOCIATES, INC. Joson S. Boudebueh, PLS February 23, 2017 Youdebueh@issonassociat | 2002014092 | | Sheet 1 of | | |

Date of Survey: 02-23-2017