

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220410

Ordinance Number

Brief Title

Approving the plat of Crescendo, an addition in Kansas City, Jackson County, Missouri

| | |
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| Specific Address Approximately 2.269 acres generally located on the west side of Highland Ave from E. 24th Street to E. 25th Street, creating 2 lots and 1 tract | Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development |
| Reason for Project This final plat application was initiated by Urban Neighborhood Initiative Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 2 lot multi-family subdivision.) | Programs, Departments, or Groups Affected City-Wide Council District(s) 5(JA) Barnes, Parks-Shaw Other districts (school, etc.) Kansas City Missouri 110 |
| 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. CONTROLLING CASE Case No. CD-CPC-2021-00182 – Ordinance No. 220013 (January 23, 2022) – A request to rezone approximately 2.276 acres on the east side of Highland Avenue in between 24th Street to the north of 25th Street to the south from District UR to District UR to approve an amendment to a previously approved development plan and a preliminary plat to create two (2) lots for construction of thirty-nine (39) residential units. | Applicants / Proponents Applicant(s) Urban Neighborhood Initiative Inc. City Department City Planning and Development Other |
| | Opponents Groups or Individuals None Known Basis of Opposition |
| | Staff Recommendation <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against: |
| | Board or Commission Recommendation By: City Plan Commission March 3, 2022 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions |
| | Council Committee Actions <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 |

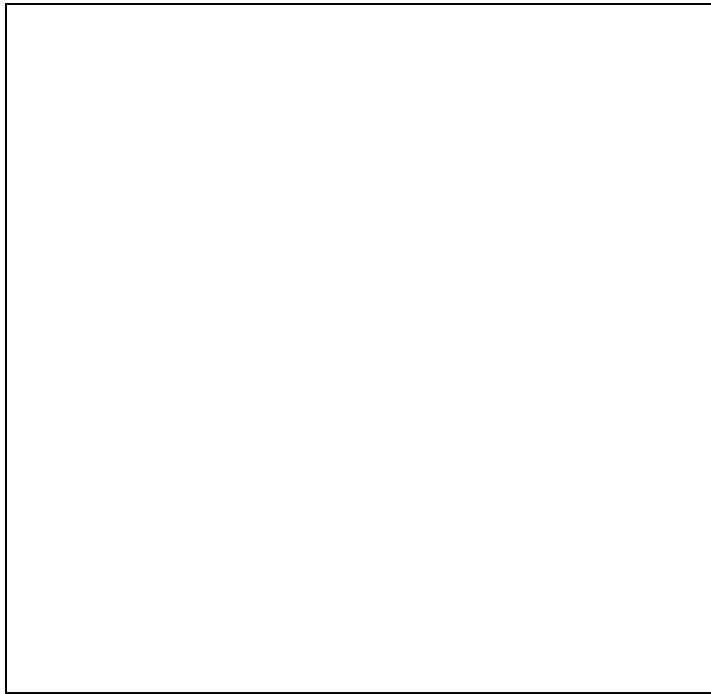
Details

Policy / Program Impact

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

Finances

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



| | |
|---|--|
| How will this contribute to a sustainable Kansas City? | <p>This project consists of platting to create two residential lots for 39 residential units on 2.27 acres of previously undeveloped parcels. The proposed development will increase the area of impervious surfaces through the use of pavement and buildings. The existing peak rate of storm water discharge and total runoff volume discharging the property will be maintained after development. 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

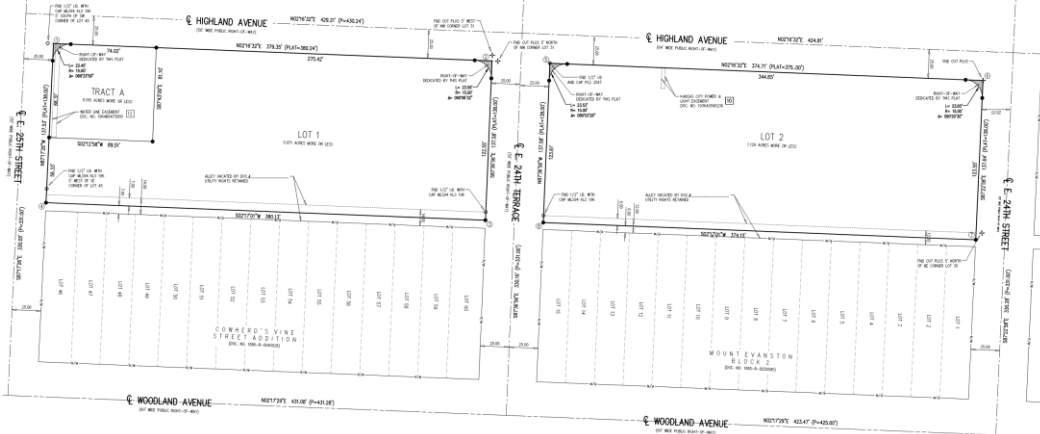
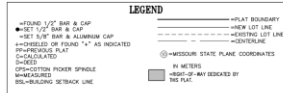
Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: May 5, 2022

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

Reference or Case Numbers: CLD-FnPlat-2021-00062



SURVEYOR'S NOTES:
1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS OBTAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 2021080803, EFFECTIVE DATE: AUGUST 10, 2021.

³ EXCISEMENTS OF CLAIMS OF EXCISEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. SURVEYOR IS NOT AWARE OF OR BEEN PROVIDED WITH INFORMATION

[4] ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ATTORNEY AND CONSTITUTE LAND SURVEY OF THE LAND. NONE

☒ EXEMPT GRANTED TO KANSAS CITY POWER & LIGHT COMPANY, A CORPORATION OF THE STATE OF MISSOURI AS SHOWN IN DOCUMENT FILED FOR RECORD DECEMBER 26, 1936 AND RECORDED AS DOCUMENT NO. 483032 IN BOOK BOOK 3282 AT PAGE 62, IN THE OFFICE OF THE RECORDER OF DEEDS.

RECORD DECEMBER 26, 1946 AND IS RECORDED AS DOCUMENT NO. 803636 IN BOOK 8036 IN PAGE 62, IN THE OFFICE OF THE RECORDER OF DEEDS FOR JACKSON COUNTY, MISSOURI. (AS TO TRACT 1, PARCEL 1E) AS SHOWN.

 DRIVEWAY EASEMENT FILED FOR RECORD SEPTEMBER 25, 1953AS DOCUMENT NO. 8103773 IN BOOK 84748AT PAGE 55B, IN SAID RECORDER'S OFFICE (AS TO TRACT 1, PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 8

EXEMPTION FOR WATER LINE AS SHOWN IN EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. 0473000 IN BOOK 00472 AT PAGE 630, IN SAN
RECORDER'S OFFICE. (AS TO TRACT 2, PARCELS 13 AND 14) AS SHOWN.

15 EASEMENT GRANTED TO KANSAS CITY POWER & LIGHT COMPANY, A MISSOURI CORPORATION AS SHOWN IN DOCUMENT FILED FOR RECORD JULY 15, 1974 AND RECORDED AS DOCUMENT NO. K25466 IN BOOK K2647 PAGE 1463, IN SAID RECORDERS OFFICE, (AFFECTS TRACT 1, PARCEL 9) DOES NOT AFFECT SUBJECT EASEMENT.

2. THIS SURVEY IS BASED ON THE DESCRIPTION CONTAINED IN EXHIBIT "X" OF THE ABOVE STATED TITLE COMMITMENT.

4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ENCUMBRANCES, RESTRICTIVE COVENANTS, OTHERS

5. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DETERMINED BY GPS OBSERVATIONS.

8. ACCURACY STANDARD: TYPE WRITER

NOTE:
COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI
COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83 2011 ADJUSTMENT. ALL

DETERMINED FROM GPS OBSERVATIONS USING THE MISSOURI DEPARTMENT OF TRANSPORTATION COMMISSION (MoDOT) GLOBAL NAVIGATION SATELLITE REAL-TIME NETWORK AND TIED TO CONTROL MONUMENT "JA-937" OF THE JACKSON COUNTY GEOGRAPHIC REFERENCE SYSTEM. A GRID FACTOR OF 0.00000024 WAS USED.

MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE

| PT. NO. | GRID NORTHING | GRID EASTING |
|---------|---------------|---------------|
| JA-107 | 722,174.891 M | 845,203.519 M |

| | | |
|--------|---------------|---------------|
| 98-107 | 322,174,891 M | 845,201,519 M |
| 1 | 323,457,897 M | 844,562,238 M |
| 2 | 323,573,492 M | 844,596,829 M |

| | | |
|---|---------------|---------------|
| 2 | 325,572.492 M | 844,508.829 M |
| 3 | 325,579.667 M | 844,626.722 M |
| 4 | 325,585.905 M | 844,674.595 M |

| | | |
|---|---------------|---------------|
| 4 | 323,433,905 M | 344,624,330 M |
| 5 | 323,588,630 M | 344,567,634 M |
| 6 | 323,743,355 M | 344,510,938 M |

| | | |
|---|---------------|---------------|
| 6 | 323,702,740 M | 844,591,909 M |
| 7 | 323,790,835 M | 844,633,873 M |

| | | |
|---|---------------|---------------|
| 8 | 323,586,834 M | 844,629,329 M |
|---|---------------|---------------|

| P.T. NO. | GRID NORTHING | GRID EASTING |
|----------|---------------|--------------|
| 18-107 | 322,174.881 | 845,011.919 |
| 1 | 323,457.887 | 844,502.238 |
| 2 | 323,575.412 | 844,508.829 |
| 3 | 323,576.687 | 844,638.722 |
| 4 | 323,453.905 | 844,624.356 |
| 5 | 323,588.638 | 844,567.424 |
| 6 | 323,762.748 | 844,591.869 |
| 7 | 323,790.833 | 844,633.673 |
| 8 | 323,586.894 | 844,629.329 |

| EXISTING RIGHT-OF-WAY & STREET GRADES | | |
|---|---------------|-------------|
| STREET | ORDINANCE NO. | DATE |
| HIGHLAND AVE. FROM E. 24TH ST. TO E. 25TH ST. | UNAVAILABLE | UNAVAILABLE |
| WOODLAND AVE. FROM E. 24TH ST. TO E. 25TH ST. | UNAVAILABLE | UNAVAILABLE |
| E. 24TH STREET FROM WOODLAND AVE. TO HIGHLAND AVE. | UNAVAILABLE | UNAVAILABLE |
| E. 25TH STREET FROM WOODLAND AVE. TO HIGHLAND AVE. | UNAVAILABLE | UNAVAILABLE |

PLAT OF "CRESCENDO" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. I FURTHER STATE THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS CONCERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

168 JOURNAL OF LINGUISTICS, 40 (2004), 155-180

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SUBMITTAL DATE: 12-09-2021

SHEET 2 OF 2