COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

210717

Ordinance Number

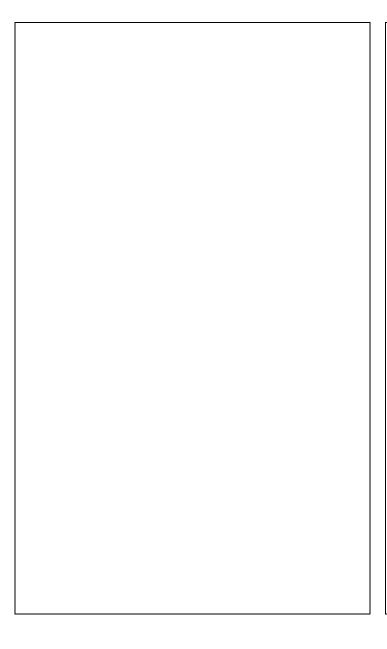
Brief Title

Approving the plat of Cadence Villas - Second Plat, an addition in Kansas City, Clay and Platte County, Missouri

Specific Address Approximately 18.45 acres generally located on the east side of N. Platte Purchase Drive in between N.W. 108th Street to the north and N.W. Tiffany Springs Parkway to the south, creating 62 lots and 1 tract. Reason for Project This final plat application was initiated by Hunt Midwest Real Estate Development Group, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 62 lot single family 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. **CONTROLLING CASE** Ord. 061258 - On November 30, 2006, the Council approved a community unit project in District R-1a on Approximately 202 acres generally located east of N. Platte Purchase Drive and south of NW 108th Street. (13662-CUP-1)

Sponsor	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments, or Groups Affected	City-Wide
	Council District(s) 2(PL)(CL) Loar - Fowler
	Other districts (school, etc.) Platte County R-III
Applicants / Proponents	Applicant(s) Hunt Midwest Real Estate Development Group
	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	By: City Plan Commission
Recommendation	July 20, 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 N/A No 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
	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 26 lot single-family residential development, and six private open space tracts on approximately 8.3 acres of previously undeveloped property. The stormwater detention 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 he 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: August 17, 2021

Thomas Holloway

Reviewed by:

Lucas Kaspar, PE, Land Development Division (LDD) City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00028

THE UNDERSIONED DWINERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS

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24 345749,128 841219,455 25 346739,577 841167,202 26 345739,582 841166,394 27 345740,592 841162,716 28 345777,343 841163,107	22	345766.810	841274.848
25 346739.577 841167.022 26 346739.582 841166.399 27 345740.562 841162.718 28 345777.343 841163.107	23	345760.933	841252.659
26 349739.582 841166.394 27 345740.562 841162.718 28 345777.343 841163.107	24	345749.128	841219.450
27 345740.562 841162.718 28 345777.343 841163.107	25	345739.577	841167.028
28 345777.343 841163.107	26	345739.582	841166.396
	27	345740.562	841162.718
29 345777.436 841147.902	28	345777.343	841163.107
	29	345777.436	841147.902

DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO., 64161
816-455-2500

SURVEYORS NOTES:

CADENCE VILLAS - SECOND PLAT

BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-07" WITH A GRID FACTOR OF 0.9998971. ALL COORDINATES SHOWN ARE IN METERS.

drawn by: NRW
surveyed by: AHES
checked by: JPM
approved by: JSR
project no.: A20-24TS
Sie name: V_PPLAT_A204TS.DWG

THIS PLAT AND SURVEY OF CADENCE VILLAS — SECOND PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

SOURDING SIELE (MO, MORTH AMPAC CIT, MISSION BRITE.)

HERRY CRITIN' THAT THE PLAT OF CHOPICS WILLS—SCOOD PLAT SUBMISSION IS BASED.

METS OR DECENS THE CHIREST MISSION STANDARDS FOR PROPERTY SOURDARY SURVEYS AS

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OLSSON, MO CLS 366 JASON S. ROUDEBUSH, MO PLS 2002014092 JULY 16, 2021 JROUDEBUSHBOLSSON.COM

olsson Obscon - Land Surveying - MO 396. I 1301 Burlington Street North Kansas City, MO 64116

SHEET

USER: DWG: DATE:

F;\2020\2001-2500\020-2475-A\40-Design\Sur Jul 16, 2021 2:03pm

ANJOY WE WHITE APPROVAL OF THE UNEXTION OF WAIRS SERVICES AS TO WAIRS MAN EXCENSIVE INCLUDING THE RIGHT TO BUILD, CONSTRUCT, KEEP, REPAIR AND MARKINS RIGHT (SEE). REPAIR AND MARKINS RIGHT REPAIRED FOR THE REPAIRED LINEST, IN, ONES, AND UPPOR AS THE TOT STALL AND THE REPAIRED FOR CONSTRUCT, MARKINS AND THE AND DEARLOST, FACULTIES AND MARKINS REPAIRED FOR CONSTRUCT, MARKINS AND REPAIRED FOR CONSTRUCT, MARKINS AND PREPAIRED FOR CONSTRUCT, MARKINS AND PRE

PROPRIES MIT THE MAINTAINANCE, AND USE THEREOF.

SEVERIL ASSEMBLY — 5 SERIE LESSEMEY (E.S.) FOR THE LOCATION, CONSTRUCTION, ECONSTRUCTION, MAINTAINANCE CHERATION AND REVAILS OF SEVERAL OF MERCHANISM AND ANY AND ALL APPRICTAMENTS CONCIDENT. HIGHERT ON, LIGORE, UPON, OVER AND PRODUCE LIGHT LIGHT ON A LOCAR LIGHT OF THE GRAWING OF THE SEASON OF THE CONSTRUCT OF THE SEASON OF THE CONSTRUCT OF THE CONSTRUCTION OF THE CONS

WITH MAIN SAMINIT — A WATER MAIN EASEMENT (RE.) FOR THE OPERATION AND MOVEMENT OF COUPMENT, AND THE METERS OF A WATER MAIN EASEMENT OF A WATER WATER MAIN EASEMENT OF WATER WATER MAIN EASEMENT OF WATER W

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

BUILDING LINES BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

TRACT C (3.17 ACRES) IS TO BE USED FOR PRIVATE OPEN SPACE, AND ALL TRACTS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE DECLARATION OF HOMES ASSOCIATION, AND COVENINS, CONDITIONS, RESTRICTIONS, AND EASEMENTS DOQUENT RECORDED SMULTANEOUSLY WITH THIS PLAT.

PRIVATE OPEN SPACE:
THE PRIVATE OPEN SPACE (TRACT C) SHOWN ON THIS PLAT IS NOT BEING USED TO SATISFY THE REQUIRED PARKLAND FOR
(62) SINGLE FAMILY UNITS (1.38 ACRES REQUIRED BY ORDINANCE), PURSUANT TO SECTION 88-408-E OF THE ZONING AND
DEVELOPMENT CODE.

FLOODEJANI: ACCORDING TO "TLOOD INSURANCE BATE MAP" COMMUNITY PANEL NO. 28088/COGGIG, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL BURGGINCY MANAGEMENT ACRIVCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 2.02 ANNUAL CHANGE, FLOODEJAN).

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. A MISSOURI CORPORATION

F. BRENNER HOLLAND, JR. SR. VICE PRESIDENT

CONTROL TRANSPORT THAT ON THE CONTROL THAT STATE AFFORESTIC, AME F. BEDWERF HILLAND, &TO USE PROSECULA HATALY FROM THE CONTROL AND THAT AFFORESTIC AME F. BEDWERF HILLAND, &TO USE PROSECULATION OF THE CONTROL AND THAT AFFORESTIC AMERICAN THAT AFFORESTIC AND THAT AFFORESTIC AMERICAN AFFORMATION AFFORMATION

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CITY PLAN COMMISSION: PUBLIC WORKS:

Michael J. Shaw. Director of Public Works

CITY COUNCIL:

This is to Certify that the within Plat was duly submitted to and Approved by the Council of Kansas City, Missouri, by Ordinace No. duly authenticated as passed this day of

Quinton Lucas Mayor

Marilyn Sanders City Clerk

STREET GRADE AND RIGHT OF WAY INFORMATION FOR A PORTION OF NE PLATHARY BEAT PREVIOUSLY ESTABLISHED BY ORGINACE NUMBER BEING PASSED

STREET GRADE AND RIGHT OF MAY INFORMATION FOR A PORTION OF N. PIATTE PURCHASE. MY NOATH STRET AND N. WYOMING STREET LOCATED IN CADENCE - THIRD PLAT HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDINANCE NUMBER.

BEING PASSED ON.

ELEV. DESC. V.C.T.

1045.85 BEGIN CENTER OF CUL-DE-SAC
1058.00 V.P.L. 156.00'
1056.89 HIP POINT STATION
1055.26 V.P.C.
1059.30 V.P.L. 1 GRADE POIN 10+00.00 13+00.00 13+75.00 13+81.33 14+75.00 15+25.00 15+47.70 15+75.00 15+90.60 16+02.60 1055.26 V.P.C. 1053.90 V.P.I. 100.00' 1054.70 LOW POINT STATION 1054.41 V.P.T. 1054.51 END CONSTRUCTION

NW. 105TH STREET: GRADE POINT

ELEV. DESC. V.C.T.

1055.00 BEGIN CENTER OF CUL-DE-SAC
1055.00 V.F.C.
1055.00 V.F.C.
1055.00 V.F.C.
1055.01 V.F.C.
1055.01 V.F.C.
1055.02 V.F.C.
1055.03 V.F.C.
1055.03 V.F.C.
1055.03 V.F.C.

10+00.00 14+36.30

1037.85 BEGIN CENTER OF CUL-DE-SAC 1046.58 END CONSTRUCTION

P.O.S. (PRIVATE OPEN SPA	ACE) USED FI	or Parklani	DEDICATION	
Plat	No. Lots	Required	Provided	Net
CADENCE - FIRST PLAT	63	1.40	2.42	1.02
CADENCE - SECOND PLAT	50	1.11	3.27	3.18
CADENCE VILLAS - FIRST PLAT	54	1.20	0.74	2.72
CADENCE - THIRD PLAT	61	1.35	0.92	2.29
CADENCE VILLAS - SECOND PLAT	62	1.38	0.00	0.91

SURVEYORS NOTES:

DEVELOPER: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. 8300 NE UNDERGROUND DRIVE KANSAS CITY, MO., 64161 816-455-2500

PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR THILE INSURANCE REPORT, ISSUED BY KANSAS CITY THIE, AGENT FOR OLD REPUBLIC NATIONAL THILE MSHIRAKE COMPANY, FILE NO. KCT—258627, WITH A COMMITMENT DATE OF JUNE 18, 2021

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL, RESOURCES MONUMENT "PL-07" WITH A GRID FACTOR OF 0.9989871. ALL COORDINATES SHOWN ASE IN MITERS.

THIS PLAT AND SURVEY OF CADENCE VILLAS - SECOND PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

PRESENTED FOR THE PART OF THE



OLSSON, MO CLS 366 JASON S. ROUDEBUSH, MO PLS 2002014082 JULY 16, 2021 JROUDEBUSH@GI SSON COM

drawn by: NRW
surveyed by: ANTS
checked by: JRM
approved by: JSR
project no: (2002475
file name V_PPLAT_AGGATS DWG

olsson

Oleson 1301 E North

SHEET

F: \2020\2001 DWG: DATE: