COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

| Ordinance Number | |
|--------------------|--|
| Ordinance Number | |
| Oranianico manibon | |

Brief Title

Approving the plat of Brooke Hills Third Plat, an addition in Kansas City, Clay County, Missouri

Specific Address

Approximately 19.29 acres located at 5801 N.E. 119th St, or generally located south of the intersection of N.E. 119th St and N. Wheeling Ave, creating 58 lots and no tracts.

Reason for Project

This final plat application was initiated by Robertson Properties, Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 58 lot single family subdivision.)

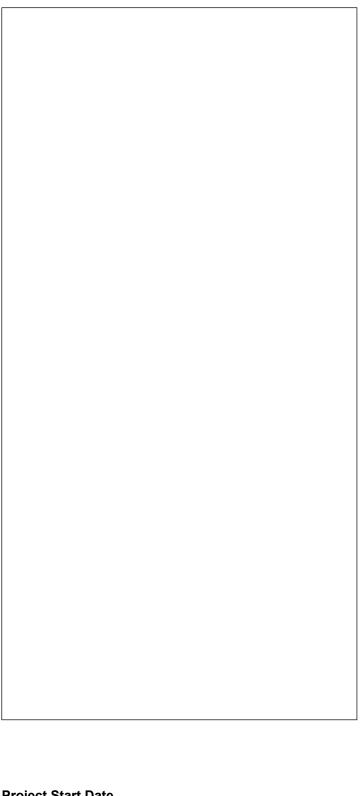
Discussion

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.

Case No. 12615-CUP-2 – City Council Committee Substitute Ordinance No. 021275, passed on April 30, 2003, approved a preliminary community unit project plan in District R-1a (one-family dwellings, medium density) on approximately 206.9 acres generally located on both the south/west side of NE Sherman Road, approximately 1400 feet north of NE LP Cookingham Drive (Missouri Route 291), and on the west side of N Eastern Avenue, approximately 600 feet north of NE L.P. Cookingham Drive (Missouri Route 291), to allow construction of 334 single family lots, 109 single villas, and 206 townhouse units. (Current approved preliminary development plan. Lowry Meadows)

| Kansas City, Clay (| | | |
|---|---|--|--|
| 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 250 | | |
| Applicants / Proponents | Applicant(s) Robertson Properties, Inc. | | |
| | City Department City Planning and Development | | |
| | Other | | |
| | | | |
| Opponents | Groups or Individuals None Known | | |
| | Basis of Opposition | | |
| Staff | | | |
| Recommendation | | | |
| Board or | By: City Plan Commission | | |
| Commission Recommendation | December 1, 2020 | | |
| | 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 | |
| | 17/11 | |
| | Finances | |
| | Cost & Revenue Projections – Including Indirect Costs | |
| | N/A Financial Impact | |
| | N/A | |
| | Fund Source and Appropriation Account Costs | |
| | N/A | M |
| | Is it good for the children? | |
| | | |
| | | |
| | | |



How will this contribute to a sustainable Kansas City?

This project consists of public and private improvements for a 58 lot single-family residential development, on approximately 19.29 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 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.

Written by Lucas Kaspar, PE

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:

Thomas Holloway

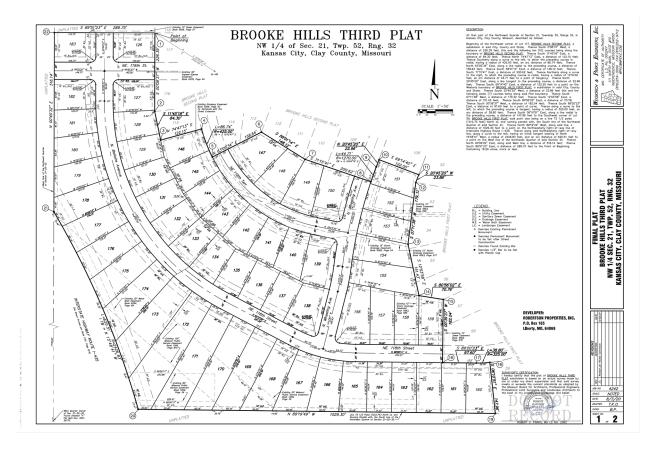
Reviewed by:

Lucas Kaspar, PE,

Date: June 8, 2021

Land Development Division (LDD) City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2020-00034





| STREET GRADES | | |
|---|--|---------------------------------|
| LOCATION | ELEV. | XC.L |
| NE 118th STREET/N, BELLAISE | AVE. | |
| 345.00° East of § N. Wheeling Annue 249.30° East of § N. Wheeling Annue 135.00° Northwest of § N. Wheeling Annue 135.00° Northwest of § N. Wheeling Annue 450.00° Northwest of § N. Wheeling Annue 59.88° South of § NE. 119th Street 110.00° North of § NE. 119th Street 110.00° North of § NE. 119th Street | 302.65 300.75 319.50 315.65 322.86 321.62 322.38 | 60° 75° 25° 30° 25° |
| N. WHEELING AVE. | | |
| © NE 118th Street 56.41' North of © NE 118th Street 331.41' North of © NE 118th Street 502.86' North of © NE 118th Street | 312.92 311.79 299.41 305.49 | 25' 100' |
| NE 118th TERR,/N. WHITE A | WE. | |
| \mathbb{C} N. Wheeling Avenue 50.00" West of \mathbb{C} N. Wheeling Avenue 454.12" Northwest of \mathbb{C} N. Wheeling Avenue | 312.92 300.39 306.45 | 25' |
| NE 119th STREET | | |
| 145.00° Eost of Ç.N. Bellaire Avenue 39.50° Eost of Ç.N. Bellaire Avenue Ç.N. Bellaire Avenue 35.50° West of Ç.N. Bellaire Avenue 144.77° West of Ç.N. Bellaire Avenue | 315.95 321.36 322.15 321.44 323.63 | 15" |

The street grades for the adjoining portion of ME. 158th Street were establised with the recorded gold of 80000E MLIS FRST FAJS, Commerce No. 041140, onless Oct. 28, 2004. The street grades for the adjoining portion of M. Meesting Answers, M. Mills Anexos and N.C. Ordence No. 051140, deed Sept. 30, ordence No. 051140, deed Sept.

The bearings and coordinates shown hereon are based on the Missouri State Plane Coordinate System, 1983 and as amended, West Zone, and are tied to Station CL-08 of The Konsos City Metro Control Project. Grid Factor = 0.9998977. The coordinates are listed in meters.

| POINT | NORTHING | EASTING | PONT | NORTHING | EASTING |
|-------|-------------|-------------|------|-------------|-------------|
| 1 | 348.804.840 | 849.169.773 | 12 | 348,673,497 | 849,398,967 |
| 2 | 348,735,844 | 849,169,600 | 13 | 348,619,276 | 849,392,123 |
| 3 | 348,710,692 | 849.174.834 | 14 | 348,574,145 | 849,401,770 |
| à i | 346,720,461 | 849,210,758 | 15 | 348,570,747 | 849,423,066 |
| 5 | 348,695,833 | 849,220,242 | 16 | 348,515,269 | 849,422,427 |
| 6 | 348,717,712 | 849,263,355 | 17 | 348,514,927 | 849,452,172 |
| 7 | 348,693,804 | 849,301,647 | 18 | 348,515,496 | 849,463.977 |
| 8 | 348,674,161 | 849,359,550 | 19 | 348,470,663 | 849,468.833 |
| 9 | 348,686,986 | 849,364,153 | 20 | 348,474,330 | 849,155.156 |
| 10 | 348,693,528 | 849,366,633 | 21 | 348,647,758 | 849,081.052 |
| 11 | 348,680,297 | 849,401,544 | 22 | 348,805.062 | 849,081.465 |

PLAT_DEDICARDS: The undersigned proprietors of the above described tract of land has caused the same to be subclivided in the manner shown on the accompanying plot, which subclivision shall be hereafter be known as <u>BROCKE HLLS THIPD PLAT</u>.

The control of the co

Water Man Comments.

SOURCE_SECURED. A devices exercise (D/X) for the purpose of storm water discognition for got to boild, controls, was, report and matters storm water discognition for got to boild, controls, was, report and matters storm water discognition for got to be presented to the Gift. The Cut point of the control of the con

which may strature with the mid-instant and use threat.

[DEFELENCING A recovered (CM) for the instantion, construction, and construction and

The best of the control of the contr

STREET CODICATOR: Streets shown hereon and not heretafore dedicated for public use as street right-of-way are hereby dedicated. SUITING INCS: Building lines or setback lines are hereby established, as shown on the accompanying plot, and no building or partion thereof shall be built between this lines and the lot line necreat thereto.

LANDSCAFF SUPPER: This strip is reserved for the plonting of trees or shrubs by the owner or developer. The building of structures hereon is prohibited. the ewere of operation. The building of structures herein is preliabled.

Biggl of CHRISING. The ship of enforces and sepress in the said ong ory street or often white his boundaries of the property is hereby operated to Konsas City, Missoul, or often with the soundaries of the property is hereby operated to Konsas City, Missoul, or often or operated to the said of the said o

FLOCOPLAIN: According to FEMA Flood Insurance Rate Map (FIRM) Map Number 2909SCC09S9 Effective Date: January 20, 2017, the subject property is in Zone X, Areas determined to be outside the QL22 annual chance floodploin. PAYMENT IN LEU OF PASKLAND: The developer elects to pay the City of Konsas City, Missouri, a sum of \$14,664.54 in lieu of required parkinoid deslicating for 28 single family units pursuount to Section 884–408-C of the Zoning and Development

Code.

<u>SESSIBLOTED ACCESS</u>: No direct vehicular access to Interstate Highway Route I-435 from Lots 172 thru 178 is permitted. INCOMENSATION IN a permitter.

INCOMENSATION INCOMENSATION OF THE GROUND INCOMENSATION IN A PROPERTY TOUGH IN A SHARE THE ARCHITECTURE IN A PROPERTY TOUGH IN A PROPERTY OF THE ARCHITECTURE OF THE ARCHITECTU

All that part of the Northwest Quarter of Section 21, Township 52, Ronge 32, in Kensos City, Clay County, Missouri, described as follows:

N. TISTIMONY WHEREOF: ROBERTSON PROPERTIES, INC., A MISSOURI CORPORATION, has by the authority of its Board of Directors caused this instrument to be executed this. ROBERTSON PROPERTIES, INC.

STATE OF MODIFIES
\$1.50 OF MODIFIES \$5.50 OF MO

N. MINESS THEREOF: I have hereunto set my hand and offixed my Notarial Seal at my affice in _______ Missouri, the day and year last above written. My Commission Expires:

CITY FLAN COMMISSION PUBLIC WORKS DEPARTMENT

Approved: 12/01/2020 Atting Streeter of Public Works

Right S. Dovis, P.C.

Moyer City Clerk
Quinton Lucos Muritye Sanders

PRESCRIPT CHRONAUS PROPERTY AND A STATE OF THE PROPERTY OF THE

FINAL PLAT
BROOKE HILLS THIRD PLAT
NW 1/4 SEC. 21, TWP. 52, RNG. 32
KANSAS CITY, CLAY COUNTY, MISSOURI

10 mm 4242 10 mm 4242 10 mm 80 mm SOUL NOTED

MIC 8/3/20

MATERIA T.K.O.

MIC B.P.