

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

**210836**

Ordinance Number

**Brief Title**

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

<p><b>Specific Address</b> Approximately 0.28 acres generally located on the west side of Mercier Street between W. 18th Street to the north and 20th Street to the south, creating 5 lots.</p>	<p><b>Sponsor</b></p>	<p>Jeffrey Williams, AICP, Director Department of City Planning &amp; Development</p>
<p><b>Reason for Project</b> This final plat application was initiated by Rothers, Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 5 lot single family subdivision.)</p>	<p><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b>  <b>Council District(s)</b> 4(JA) Shields - Bunch  <b>Other districts (school, etc.)</b> Kansas City Missouri 110</p>
<p><b>Discussion</b> 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.</p> <p><b>CONTROLLING CASE</b> No controlling case at the subject site.</p> <p>CD-CPC-2021-00092 - A request to approve a preliminary plat to create five (5) residential lots for single-family use with deviations from required lot and building standards in District R-6 (Residential 6) on about 0.28 acres, generally located on the west side of Mercier Street, in between W. 18th Street to the north and W. 20th Street to the south.</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> Rothers, Inc.  <b>City Department</b> City Planning and Development  <b>Other</b></p>
	<p><b>Opponents</b></p>	<p><b>Groups or Individuals</b> None Known  <b>Basis of Opposition</b></p>
	<p><b>Staff Recommendation</b></p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p><b>Board or Commission Recommendation</b></p>	<p><b>By: City Plan Commission</b>  August 17, 2021  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p><b>Council Committee Actions</b></p>	<p><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</p>

**Details**

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**Policy / Program Impact**

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

**Finances**

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



<b>How will this contribute to a sustainable Kansas City?</b>	<p>This project consists of platting to create two single family residential lots. The first 1.5 inches of runoff will be detained on-site. The stormwater detention facilities for each lot will assure that the pre-development peak discharge rate and volume will not be exceeded after development of the site. As part of the development, an assessment of the existing conditions of the perimeter curb and gutter, sidewalk and drive approaches will be made. Any of these elements found not in compliance with current City standards, must be removed and replaced. The removal and replacement of deteriorating infrastructure will eliminate erosion, discourage further deterioration and improve the overall aesthetics of the site.</p> <p>Written by Lucas Kaspar, PE</p>
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**Project Start Date**

**Projected Completion or Occupancy Date**

**Fact Sheet Prepared by:**  
Thomas Holloway

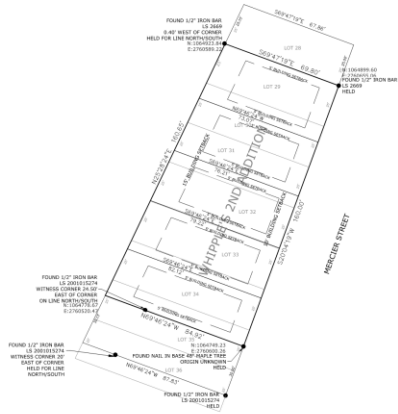
**Date:** September 9, 2021

**Reviewed by:**  
Lucas Kaspar, PE,  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:** CLD-FnPlat-2021-00015

# MERCIER BLUFF FINAL PLAT

PART OF LOT 35 AND ALL OF LOTS 29-34, WHIPPLE'S 2ND ADDITION, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI



**DESCRIPTION:**  
ALL OF LOTS 29-34 AND THE NORTH 1/2 WEST 1/2 OF LOT 35, WHIPPLE'S 2ND ADDITION, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, CONTAINING 12,746.87 SQUARE FEET

City of Kansas City, Missouri  
The Planning and Development Department  
Pursuant to the authority granted to me in Section 80-109.09 of the zoning and Development Code, I hereby approve this final subdivision plat.

APPROVED: \_\_\_\_\_ Date: \_\_\_\_\_  
Deputy Planning Director  
On behalf of Arthur H. Roberts, CEO  
Director of the Planning and Development

APPROVED: \_\_\_\_\_ (City Seal)  
City of Kansas City, Missouri

I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS PLAT AND SURVEY MEETS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (2018-2019).

BRUCE F. HILL  
PROFESSIONAL LAND SURVEYOR  
No. 12, 200801600

## FINAL PLAT



## LEGEND

- ① SURVEY MONUMENT
- ② FOUND IRON BAR
- ③ WITNESS CORNER
- ④ PROPERTY LINE
- ⑤ WATER LINE
- ⑥ POWER POLE
- ⑦ WATER METER
- ⑧ FOUND CORNER AS NOTED

## GENERAL NOTES

1. THE SURVEY FOR THIS SUBDIVISION IS BASED ON THE SURVEY FOR THE WHIPPLE'S 2ND ADDITION, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, DATED 10/10/1911.
2. ALL DISTANCES BETWEEN MONUMENTS ARE GIVEN IN DECIMALS IN US SURVEY FEET.
3. MONUMENTS ARE CALLED ONLY IF CALLED FOR IN THIS SURVEY.
4. TITLE COMMITMENT NUMBER: 18080000 - 18080000 - 18080000 TITLE INSURANCE COMPANY, DATED 4/11/2021.
5. CORNER BEARING: N 45° 00' 00" W DISTANCE: 100.00 FEET.
6. PROPERTY LINE: 18080000 - 18080000.
7. ERROR IN CLOSURE: 1.00 INCHES.
8. CORNER MARKS AT SOUTHWEST CORNER ARE ON THE CORNER, NOT THE WITNESS CORNER.

## VICINITY MAP



SCALE	PREPARED FOR
1"=20'	ROTHERS, INC.
SEC-TWN-RNG	GREYSTY ROTHERS
7-49-33	
DATE	
APRIL 21, 2021	