

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

180501

Ordinance Number

Brief Title

Approving the plat of Woodland Creek Second Plat, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 20.23 acres generally located west of N. Wayne Avenue and north of Interstate 435 creating 40 lots and 5 tracts.</p>	<p>Sponsor</p>	<p>City Development</p>
<p>Reason for Project This final plat application was initiated by Spyglass Development LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct 40 single family homes.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 2 (CL) Other districts (school, etc.) Smithville</p>
<p>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.</p> <p>Case No. 13325-P - Rezoned approximately 184 acres generally located at the northwest corner of Interstate 435 and N Woodland Avenue from District RA (agricultural) to District R-1a (one-family dwellings, medium density). Ordinance No. 050736 was passed by the City Council on July 7, 2005.</p> <p>Case No. 13325-CUP-1 – Approved a preliminary community unit project on approximately 184 acres generally located at the northwest corner of Interstate 435 and N Woodland Avenue, to allow 400 single-family lots, private open space and pool. (Woodland Creek) Ordinance No. 050737 was passed by the City Council on July 7, 2005.</p> <p>SD1209, Final Plat, Woodland Creek First Plat – Ordinance No. 060835 was passed by the City Council on August 10, 2006 and approved a final plat for 76 single-family lots and private open space and detention tracts.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Spyglass Development LLC City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission July 18, 2017 <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</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

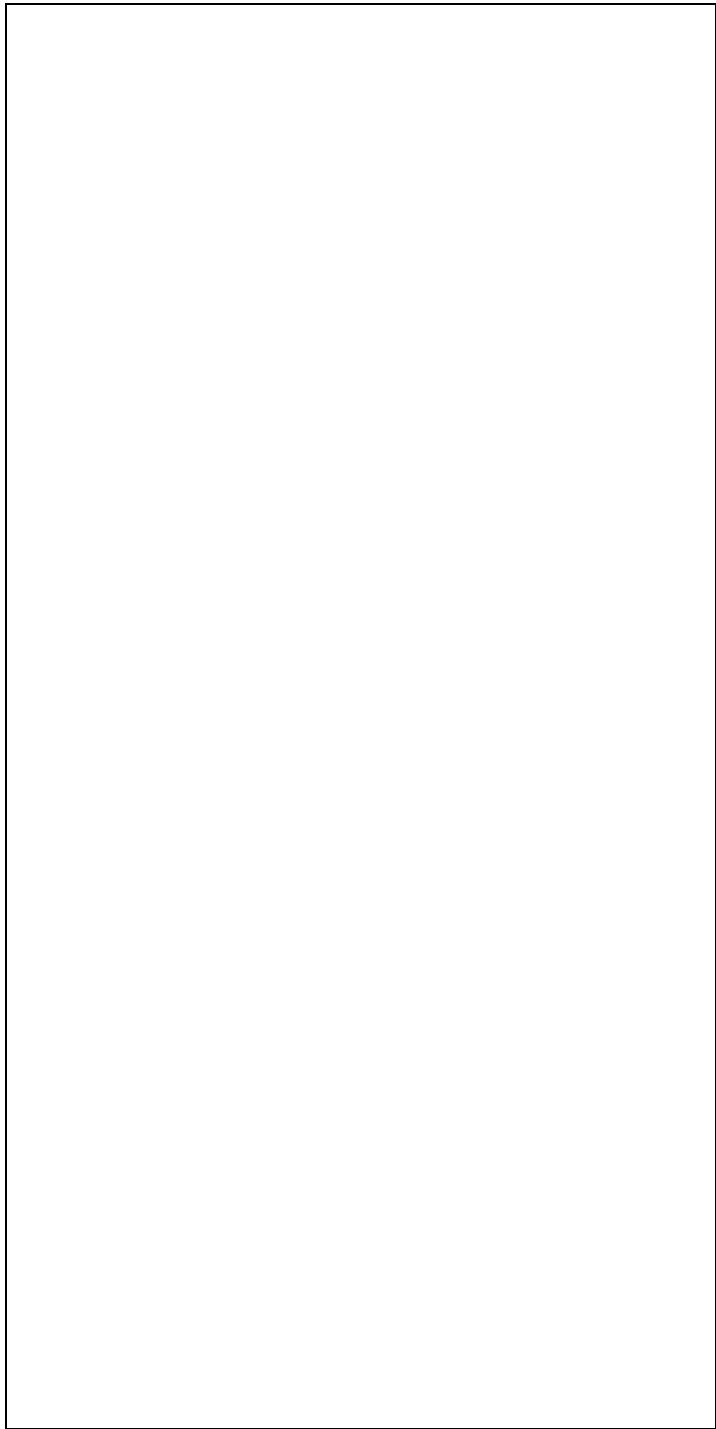
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Policy / Program Impact

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?

This project consists of public and private improvements for a single-family residential development, five private open space tracts on 28 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 A. Kaspar, PE

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Pam Powell

Date:
July 10, 2018

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

Reference or Case Numbers:

