

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

211081

Ordinance Number

Brief Title

Approving the plat of Somerbrook Tenth Plat, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 23.71 acres generally located at the southeast corner of the intersection of N. Stark Avenue and N.E. 112th Street, creating 77 lots and 2 tracts.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Clayton Properties Group, Inc, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 77 lot single family home subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 1(CL) O'Neill - Hall Other districts (school, etc.) Liberty 230</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>CONTROLLING CASE Case No. CD-CPC-2019-00137- Committee Substitute Ordinance No. 200372 passed by City Council on May 21, 2020, approved an amendment to the existing Somerbrook Community Unit Project (CUP) plan, in District R-7.5 (Residential 7.5) on about 230 acres generally located at the northeast corner of M-291 (NE. Cookingham Drive) and N. Stark, extending up to NE. 112th Street, to allow for modifications to the 8th and 9th Plats.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Clayton Properties Group, Inc. 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 September 22, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" 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

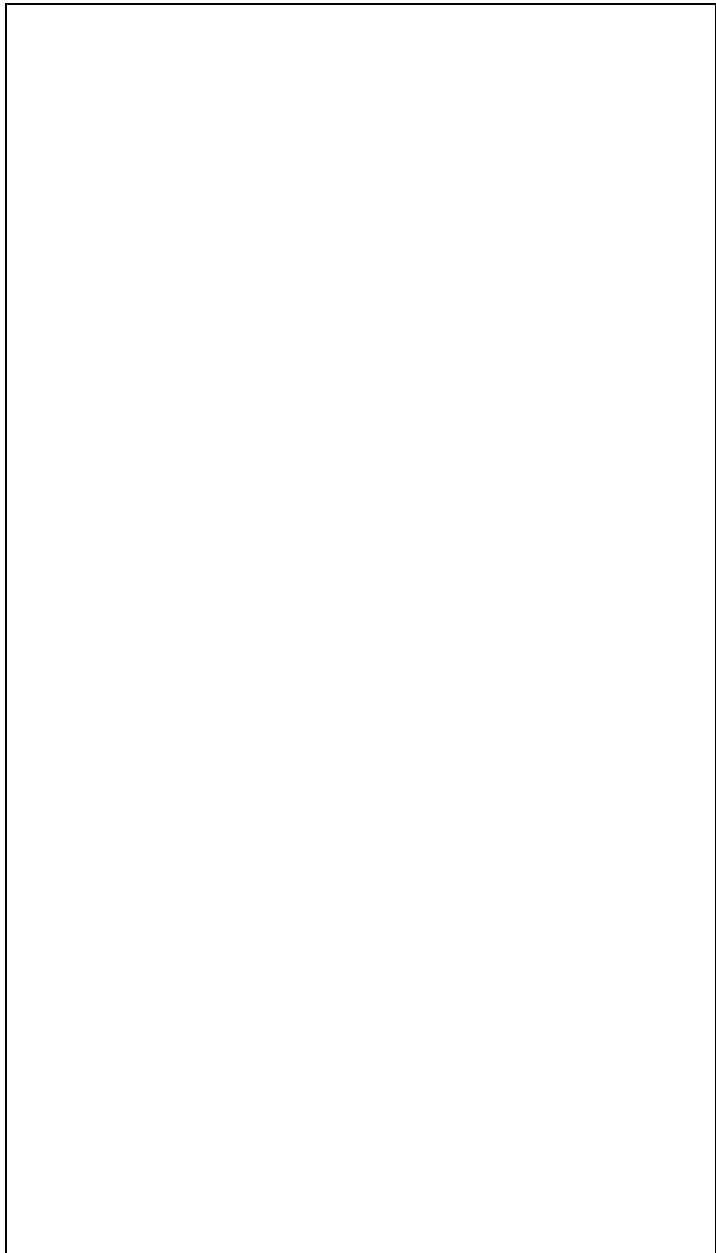
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Policy / Program Impact

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?	<p>This project consists of public and private improvements for a 77 lot single-family residential development, and two private open space tracts on approximately 23.71 acres of previously undeveloped property. There is also an existing stormwater detention facility constructed by an earlier Somerbrook 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.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

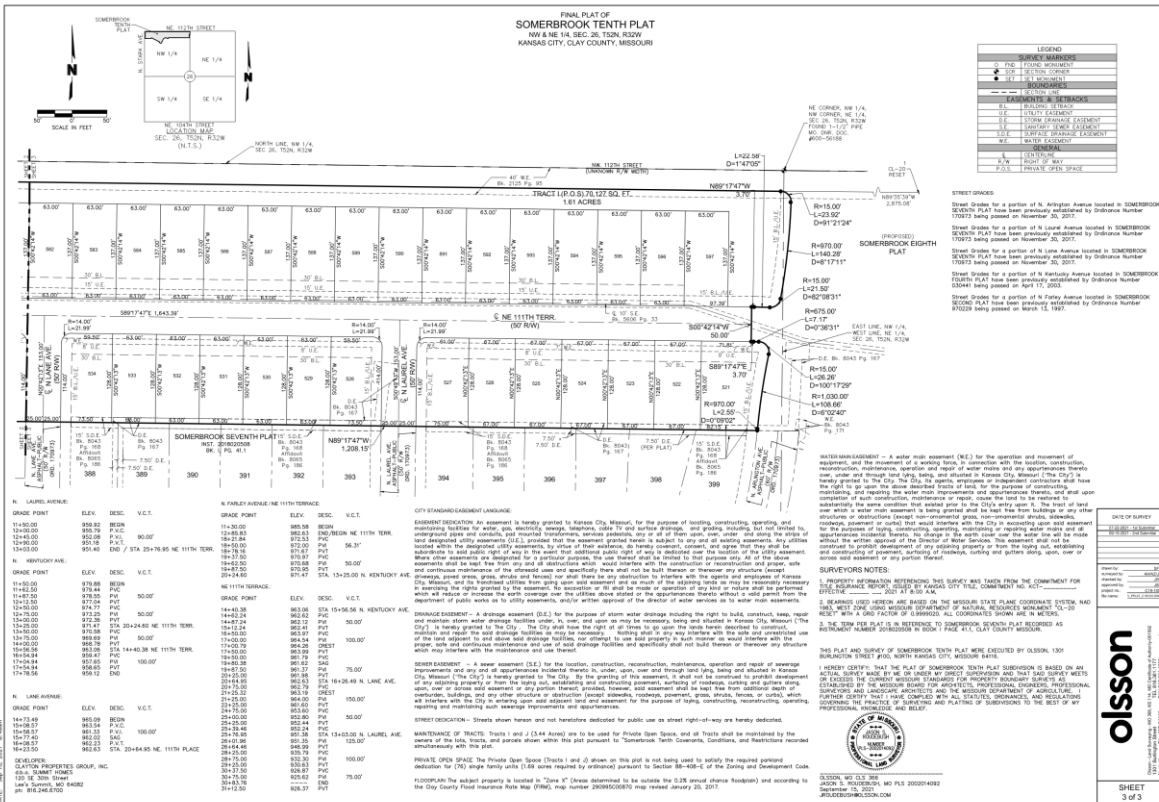
Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: November 30, 2021

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

Reference or Case Numbers: CLD-FnPlat-2021-00035



LEGEND

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STREET GRIDES

Street Grades for a portion of N Arlington Avenue located in SOMERBROOK SEVENTH PLAT has been previously established by Ordinance Number 190722 being passed on November 30, 2017.

Street Grades for a portion of N Laurel Avenue located in SOMERBROOK SEVENTH PLAT has been previously established by Ordinance Number 190722 being passed on November 30, 2017.

Street Grades for a portion of N Grove Avenue located in SOMERBROOK SEVENTH PLAT has been previously established by Ordinance Number 190722 being passed on November 30, 2017.

Street Grades for a portion of N Twelfth Street located in SOMERBROOK SEVENTH PLAT has been previously established by Ordinance Number 190722 being passed on November 30, 2017.

UTILITY MANAGEMENT - A water main easement (WME) for the location and movement of equipment and the movement of a water main in connection with the location, construction, reconstruction, maintenance, operation and repair of water mains and any appurtenances thereto shall be granted to the City of Kansas, Missouri, and the contractor for the purpose of construction, maintenance, operation and repair of water mains and any appurtenances thereto. This easement shall be granted to the City of Kansas, Missouri, and the contractor for the purpose of construction, maintenance, operation and repair of water mains and any appurtenances thereto. This easement shall be granted to the City of Kansas, Missouri, and the contractor for the purpose of construction, maintenance, operation and repair of water mains and any appurtenances thereto.

SURVEY NOTES

- I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE KANSAS SURVEYING ACT, CHAPTER 203, AS AMENDED.
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CONSULTANTS



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