

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

210884

Ordinance Number

Brief Title

Approving the plat of Westport Commons II, an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 10.85 acres generally located at southwest corner of E. 39th Street and Gillham Road, creating 4 lots.</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 HP Development Partners 2, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a multi-family development.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 4(JA) Shields - Bunch Other districts (school, etc.) Kansas City Missouri 110</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 Ord. 181007 – On January 10, 2019 Council rezoned an area of about 9.5 acres generally located at 3907 Oak Street, at the southeast corner of 39th Street and McGee Street, from District R-2.5 to MPD to rehabilitate Westport High School and build additional multi-family residential units. (CD-CPC-2018-00138)</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) HP Development Partners, 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 September 7, 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

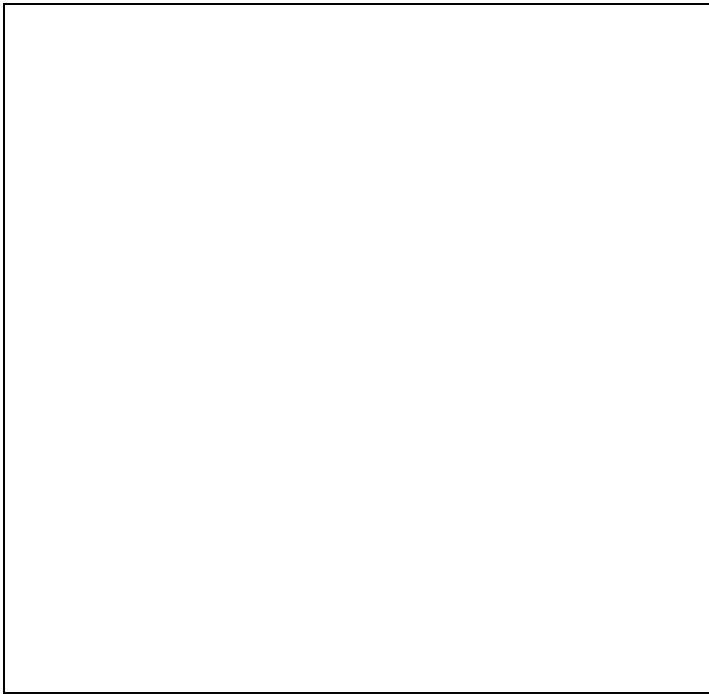
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Policy / Program Impact

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 platting Westport Commons II consisting of 4 lots and 1 private open space tract for a commercial development on 11 acres of previously developed property. The first 1.5 inches of runoff will be detained on-site and the storm water detention facilities 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

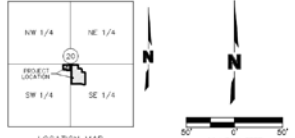
Fact Sheet Prepared by:
Thomas Holloway

Date: September 23, 2021

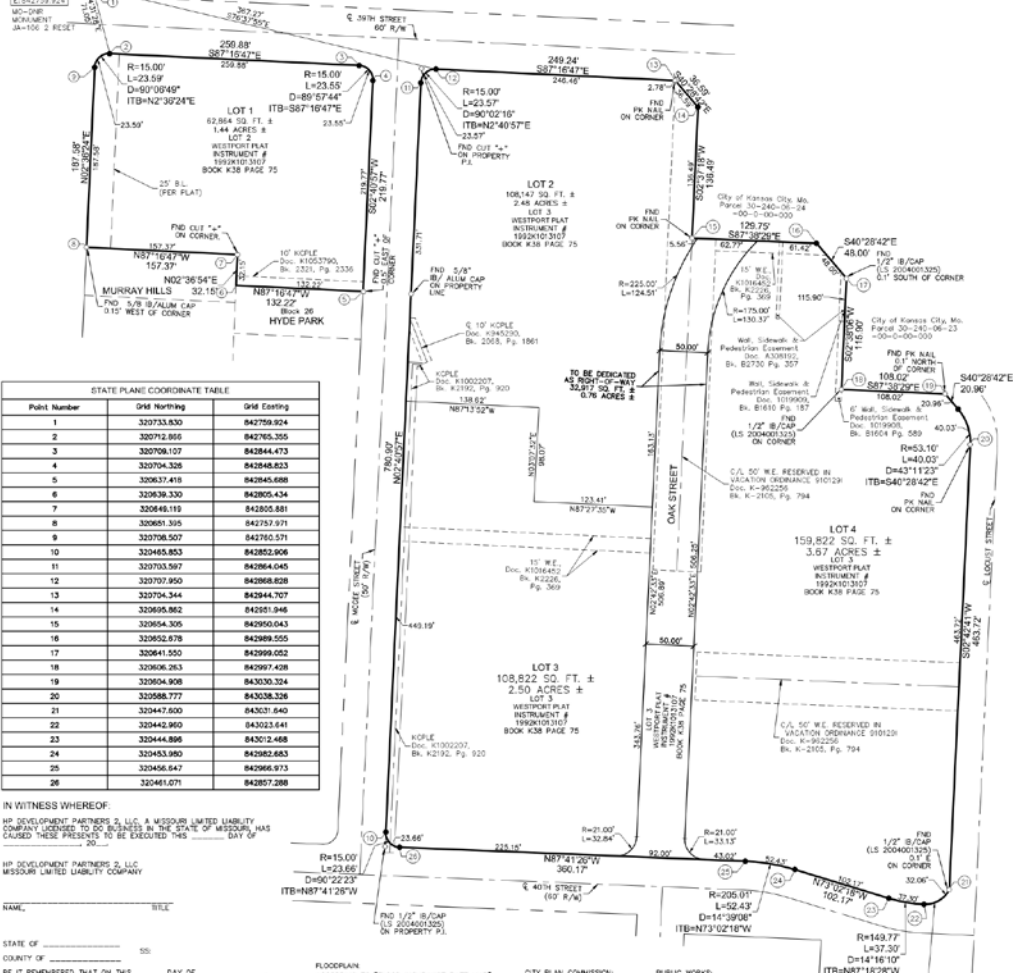
Reviewed by:
Lucas Kaspar, PE,
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00024

FINAL PLAT OF
WESTPORT COMMONS II
S/4 & SE 1/4, SEC. 20, T49N, R33W
KANSAS CITY, JACKSON COUNTY, MISSOURI



LOCATION MAP
Sec. 20, T49N, R33W
(N.T.S.)
N 320733.830
E 842759.824
MONUMENT
JA-106 2 RESET



Point Number	Old Northing	Old Easting
1	320733.830	842759.824
2	320712.865	842765.355
3	320706.107	842844.473
4	320704.326	842848.633
5	320637.418	842845.688
6	320636.330	842805.434
7	320645.119	842805.881
8	320661.305	842757.071
9	320706.507	842780.571
10	320445.853	842822.906
11	320703.597	842864.045
12	320707.950	842868.628
13	320704.344	842844.707
14	320695.862	842851.946
15	320654.305	842950.043
16	320652.878	842989.555
17	320641.550	842999.052
18	320608.263	842997.408
19	320604.808	843030.324
20	320598.777	843038.326
21	320447.600	843031.840
22	320442.960	843023.641
23	320444.896	843021.468
24	320453.980	842982.683
25	320456.547	842966.973
26	320461.071	842897.288

IN WITNESS WHEREOF:
HP DEVELOPMENT PARTNERS 2, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY CHOSE TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2021.

HP DEVELOPMENT PARTNERS 2, L.L.C.
MISSOURI LIMITED LIABILITY COMPANY

NAME: _____ TITLE: _____

STATE OF _____ CO. _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DID SAY THAT HE/SH/IT IS THE PERSONAL REPRESENTATIVE OF HP DEVELOPMENT PARTNERS 2, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID ACKNOWLEDGEMENT SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

FLOODPLAIN
ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY FLOOD MAP NO. 2005000205, MAP REVISION JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

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

CITY PLAN COMMISSION: _____ PUBLIC WORKS: _____
APPROVED: _____ MICHAEL A. 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 ORDINANCE NO. _____ DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____, 2021.

QUYNEN LUCAS MAYOR
MARLYN SANDERS CITY CLERK

VINCENT E. BRICE JACKSON COUNTY ASSESSMENT DEPARTMENT

THIS PLAT AND SURVEY OF WESTPORT COMMONS II WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY THAT THE PLAT OF WESTPORT COMMONS II SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

WESTPORT COMMONS II

SURVEYORS NOTES:
1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE POLICY, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. KC3-044706-KCTC, WITH AN EFFECTIVE DATE OF DECEMBER 23, 2020 AT 8:00 A.M.
2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 83, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "JA-106 2 RESET" WITH A GRID FACTOR OF 0.999922. ALL COORDINATES SHOWN ARE IN METERS.
3. THE TERM PER PLAT IS IN REFERENCE TO WESTPORT PLAT RECORDED AS INSTRUMENT NUMBER 1920101307 IN BOOK K38 PAGE 75, JACKSON COUNTY, MISSOURI.

DEVELOPER:
HP DEVELOPMENT PARTNERS 2, L.L.C.
6156 MERRICK STREET
KANSAS CITY, MISSOURI
816-808-2956

OLSSON, MO C.S. 366
JASON R. BOLSSON, PLS. 20201014092
SEPTEMBER 8, 2021
JROUDER@OLSSON.COM

DATE OF SURVEY: _____

BY: _____
CHECKED BY: _____
DATE: _____
PROJECT NO.: _____
DRAWING NO.: _____

Olsson
1301 Burlington Street
North Kansas City, Missouri 64116
www.olsson.com

SHEET
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