

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220524

Ordinance Number

Brief Title

Approving the plat of Rosewood Reserve, an addition in Kansas City, Clay County, Missouri

Specific Address Approximately 38.79 acres generally located at the southeast corner of N.E. 108th Street and N. Reinking Road. Creating 10 lots and 2 tracts.	Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development
Reason for Project This final plat application was initiated by Rosewood Reserve, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 10 lot single family home subdivision.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 1(CL) Hall – O’Neill Other districts (school, etc.) North Kansas City 250
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. CONTROLLING CASE Case No. CD-CPC-2021-00226 – The applicant is seeking approval of preliminary plat in District R-10 (Residential 10) on about 36 acres generally located at the southeast corner of NE 108th Street and N. Reinking Road, creating 10 lots and 1 tract.	Applicants / Proponents Applicant(s) Rosewood Reserve, LLC City Department City Planning and Development Other
	Opponents Groups or Individuals None Known Basis of Opposition
	Staff Recommendation <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:
	Board or Commission Recommendation By: City Plan Commission June 7, 2022 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions
	Council Committee Actions <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

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 private improvements for 10 residential lots on 38.79 acres of previously undeveloped property. The pre-development storm water peak discharge rate and volume will not be exceeded after development of the site. The improvements will improve the overall aesthetics of the site.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

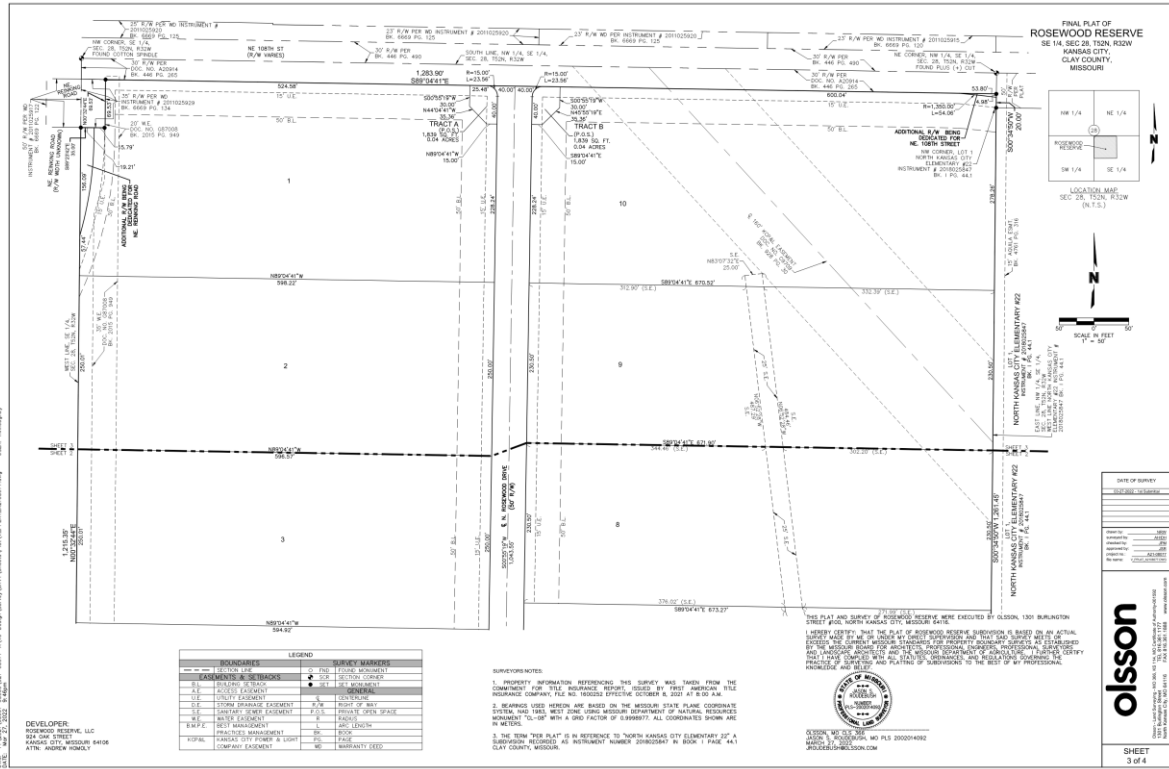
Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: June 10, 2022

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

Reference or Case Numbers: CLD-FnPlat-2022-00020



DATE OF SURVEY	DATE OF PLAT
05/20/2020	05/20/2020

olsson
OLSSON & ASSOCIATES, INC.
1000 N. BROADWAY, SUITE 100
ST. LOUIS, MISSOURI 63102
TEL: 314.433.8800
WWW.OLSSONINC.COM

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IN WITNESS WHEREOF,
ROSEWOOD RESERVE, LLC, A MISSOURI LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____, 2020.

ROSEWOOD RESERVE, LLC
A MISSOURI LIMITED LIABILITY COMPANY

ANDREW HOSKOT WARRIOR MEMBER

STATE OF _____ SS
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, came _____, known to me to be personally known, and being by me duly sworn, that he is Andrew Hoskot, Managing Member of Rosewood Reserve, LLC, a Missouri Limited Liability Company, and that said instrument was signed in behalf of said limited liability company and that said Andrew Hoskot, acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF,
I, HAVE HERETO SET MY HAND AND AFFIRMED BY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

FINAL PLAT OF ROSEWOOD RESERVE
KANSAS CITY, CLAY COUNTY, MISSOURI

PROPERTY INFORMATION

1. PROPERTY INFORMATION REFERRING TO THIS SURVEY WAS TAKEN FROM THE INSTRUMENT FOR THIS SURVEY, FILED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2000024002, EFFECTIVE OCTOBER 8, 2021 AT 8:00 A.M.

2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MISSOURI SURVEYING ACT AND THE MISSOURI BOARD OF SURVEYING AND LAND SURVEYING. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MISSOURI SURVEYING ACT AND THE MISSOURI BOARD OF SURVEYING AND LAND SURVEYING. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MISSOURI SURVEYING ACT AND THE MISSOURI BOARD OF SURVEYING AND LAND SURVEYING.

EASEMENT DEDICATION - AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWER, TELEPHONE, CABLE TV AND TRANSFORMER SERVICES PRESENTLY IN OR ON ANY OF THE LOTS SHOWN HEREIN UNDER AND ALONG THE STREETS OF LAND SURVEYED HEREON. ANY UTILITIES LOCATED WITHIN THE ASSIGNED UTILITY EASEMENTS, OR WITHIN OR ADJACENT TO ANY AND ALL PUBLIC EASEMENTS, SHALL REMAIN THE PROPERTY OF THE CITY OF KANSAS CITY, MISSOURI, AND SHALL BE MAINTAINED AND OPERATED BY THE CITY OF KANSAS CITY, MISSOURI. ANY UTILITIES LOCATED WITHIN THE ASSIGNED UTILITY EASEMENTS, OR WITHIN OR ADJACENT TO ANY AND ALL PUBLIC EASEMENTS, SHALL REMAIN THE PROPERTY OF THE CITY OF KANSAS CITY, MISSOURI, AND SHALL BE MAINTAINED AND OPERATED BY THE CITY OF KANSAS CITY, MISSOURI.

ACCESS EASEMENT - THE RIGHT OF INGRESS-EGRESS BETWEEN LOTS 4 AND 7 TO THE S.W.P.C. EASEMENT ALONG THE ACCESS EASEMENT IS HEREBY GRANTED.

BUILDING LINES - BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE PLACED THEREON THIS USE AND THE LOT LINE HERETO SHOWN THEREON.

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

MAINTENANCE OF TRACTS - TRACTS 1 AND 2 ARE TO BE USED FOR RECREATION AND SHALL BE MAINTAINED BY THE OWNER OF THE LOTS, TRACTS 3 AND 4 ARE TO BE USED FOR RECREATION AND SHALL BE MAINTAINED BY THE OWNER OF THE LOTS, TRACTS 5 AND 6 ARE TO BE USED FOR RECREATION AND SHALL BE MAINTAINED BY THE OWNER OF THE LOTS, TRACTS 7 AND 8 ARE TO BE USED FOR RECREATION AND SHALL BE MAINTAINED BY THE OWNER OF THE LOTS, TRACTS 9 AND 10 ARE TO BE USED FOR RECREATION AND SHALL BE MAINTAINED BY THE OWNER OF THE LOTS.

PRIVATE OPEN SPACE - THE PRIVATE OPEN SPACE (TRACTS 4 & 8) SHOWN ON THIS PLAT IS NOT BEING USED TO SATISFY THE REQUIREMENTS OF SECTION 108.00 OF THE MISSOURI PLANNING AND ZONING CODE, CHAPTER 108, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

RESTRICTED ACCESS - NO DIRECT VEHICULAR ACCESS FROM LOTS 1, 2 AND TRACTS 4 & 8 TO NE 108TH STREET IS PERMITTED.

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PAYMENT OF PARALLEL - THE DEVELOPERS HEREBY DECLARE THAT THEY WILL PAY TO THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$ _____ DOLLARS AND NO CENTS TO BE USED TO COVER THE COSTS OF THE CITY OF KANSAS CITY, MISSOURI, IN CONNECTION WITH THE PLATTING OF THIS PLAT.

CITY PLAN COMMISSION PUBLIC WORKS
APPROVED: _____
MICHAEL J. SHAW
DIRECTOR OF PUBLIC WORKS

CITY COUNCIL
READ IS TO CERTIFY THAT THE FINAL PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. _____, DULY AUTHENTICATED AS PASSED THIS ____ DAY OF _____, 2020.

CITY CLERK MELVIN SANDERS
CITY CLERK

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