

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

**220891**

Ordinance Number

**Brief Title**

Approving the plat of Villages at View Crest Plat an addition in Kansas City, Clay County, Missouri

<p><b>Specific Address</b> Approximately 26.23 acres generally located at the northeast corner of Highway 152 and Highway 169</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 3C Investments LLC in order to subdivide the property in accordance with the city codes and state statutes. The developer intends to construct a 3 lot multi-family home subdivision.</p>	<p><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b>  <b>Council District(s)</b> 2(CL) Loar - Fowler  <b>Other districts (school, etc.)</b> Platte County R-III</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> Case No. CD-CPC-2018-00155- Ord. 190340 approved on May 23, 2019, the Council approved a rezoning for an approximate 27-acre tract of land generally located at the northeast corner of Missouri Highway 152 and Missouri Highway 169 from District R-80 to District MPD, and approved a development plan that serves as a preliminary plat for a 206 multi-family townhome and senior living development.</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> 3C Investments LLC  <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 <b>Reason Against:</b></p>
	<p><b>Board or Commission Recommendation</b></p>	<p><b>By: City Plan Commission</b> September 6, 2022  <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 public and private improvements for a 3 lot multi-family residential development, on approximately 26.23 acres of previously undeveloped property. 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. 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

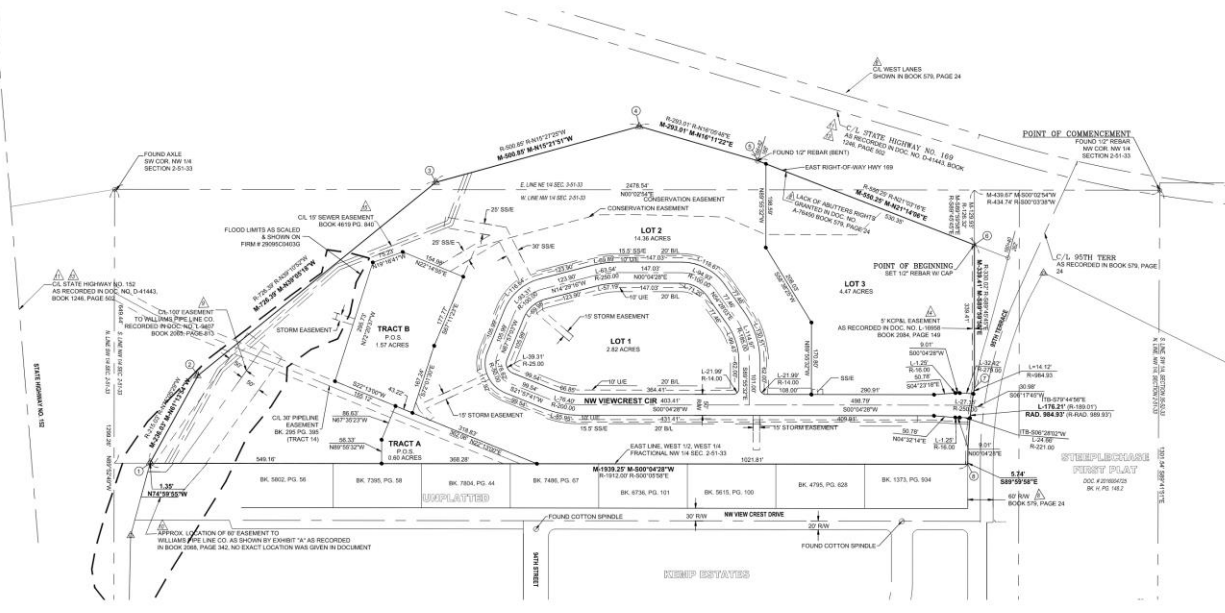
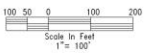
**Date:** September 29, 2022

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

**Reference or Case Numbers:** CLD-FnPlat-2021-00031



FINAL PLAT  
 VILLAGES AT VIEW CREST  
 LOTS 1 THRU 3, AND TRACTS A AND B  
 KANSAS CITY, CLAY COUNTY, MISSOURI



LOCATION MAP  
 SCALE = 1" = 2000'  
 SECTIONS 2 & 3  
 TOWNSHIP 51, RANGE 33

- LEGEND**
- BL - BUILDING LINE
  - UE - UTILITY EASEMENT
  - SSE - SANITARY SEWER EASEMENT
  - RW - RIGHT OF WAY
  - CL - CENTERLINE
  - P.O.S. - PRIVATE OPEN SPACE
  - M - MEASURED
  - R - RECORD
  - - SET 1/2" REBAR AND CAP  
R.S. 21-34, MO.
  - - FOUND 1/2" REBAR
  - - CORNER NOT SET
  - ① - STATE PLANE POINT NUMBER