

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

**220093**

Ordinance Number

**Brief Title**

Approving the plat of Genesis Place Estates – Second Plat, an addition in Kansas City, Platte County, Missouri

<p><b>Specific Address</b> Approximately 20 acres generally located north of N. Adrian Ave. and N.W. Old Stagecoach Road, creating 73 lots and 1 tract.</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 Green Hills Investors LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 73 lot single family home subdivision.)</p>	<p><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b>  <b>Council District(s)</b> 2(PL) Fowler - Loar  <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> <b>Case No. CD-CPC-2020-00042</b> – Ordinance No. 200368 passed by City Council on 5/21/2020, approved an amendment to adjust the phasing of a previously approved preliminary development plan in districts R-2.5 and R-6 on approximately 246 acres generally located at the northeast corner of N. Green Hills Road and NW Tiffany Springs Road.</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> Green Hills Investors 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> May 18, 2021  <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**

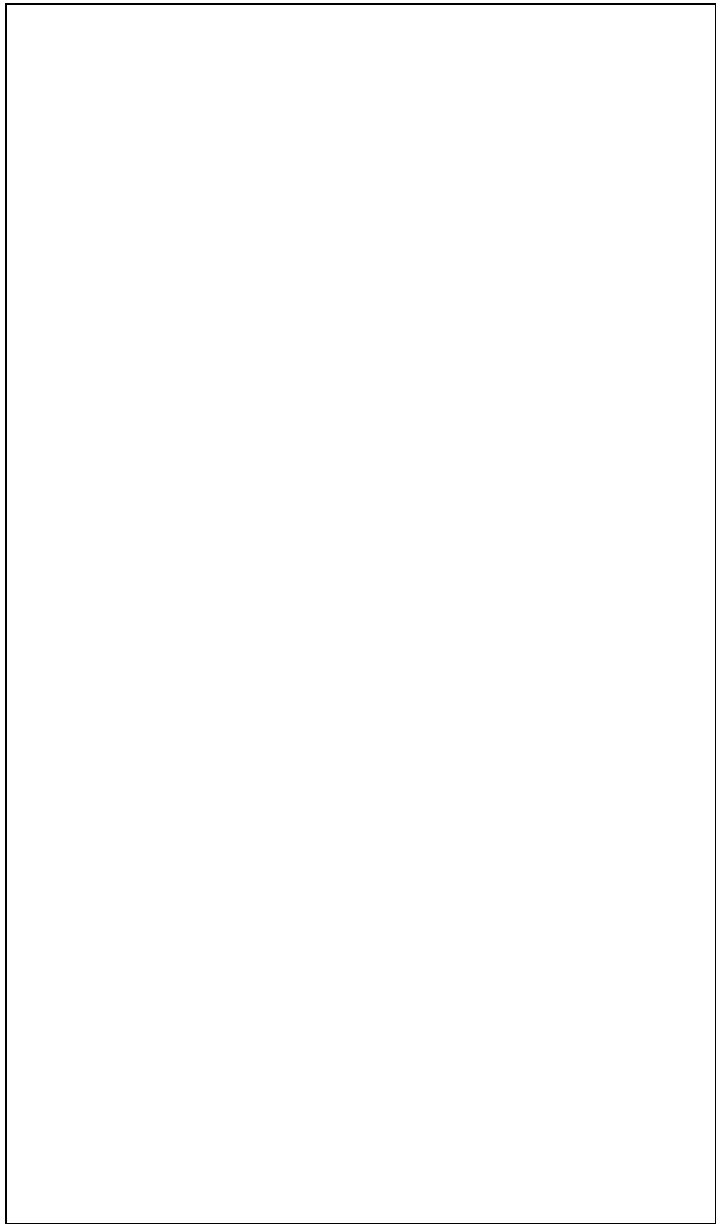
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**Policy / Program Impact**

<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 73 lot single-family residential development on approximately 20 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.</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:** December 29, 2021

**Reviewed by:**  
Joseph Rexwinkle  
Development Management Division (DMD)  
City Planning & Development

**Reference or Case Numbers:** CLD-FnPlat-2021-00009

FINAL PLAT OF  
**GENESIS ESTATES - SECOND PLAT**  
 NE 1/4, SEC. 5 - Twp. 51 N. - Rge. 33 W.  
 & SE 1/4, SEC. 32 - Twp. 52 N. - Rge. 33 W.  
 KANSAS CITY, PLATTE COUNTY, MISSOURI

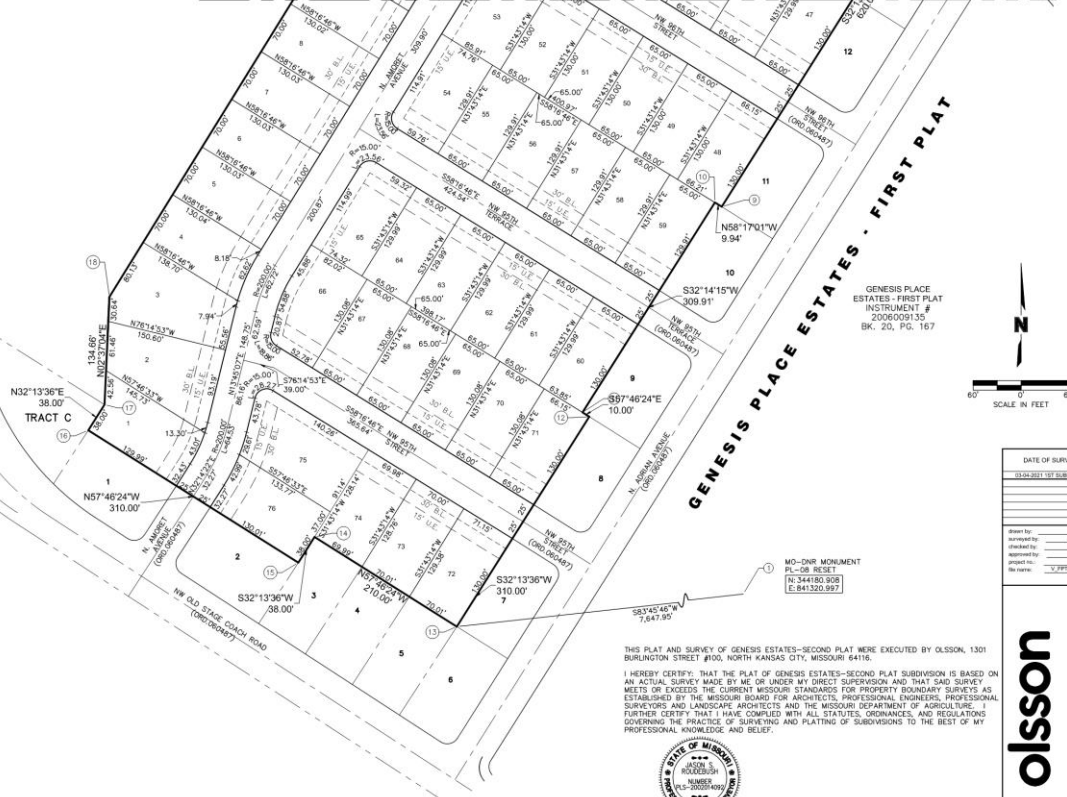
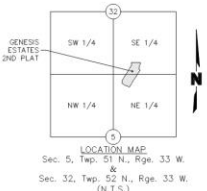
PROPERTY DESCRIPTION:  
 ALL OF LOT 3, JAYHAWK ACRES, A MINOR SUBDIVISION OF LAND IN KANSAS CITY,  
 PLATTE COUNTY, MISSOURI

- SURVEYORS NOTES:
- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 1578853, EFFECTIVE FEBRUARY 17, 2021
  - BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-08 RESET" WITH A GRID FACTOR OF 0.9999559. ALL COORDINATES SHOWN ARE IN METERS.
  - PER PLAT IS IN REFERENCE TO GENESIS PLACE ESTATES - FIRST PLAT, RECORDED AS INSTRUMENT NUMBER 2006009135 IN BOOK 20 AT PAGE 167.

UNPLATTED  
 OWNERSHIP: TIFFANY  
 GREENS INC.  
 PARCEL ID:  
 18-9.0-32-400-000-011.000

UNPLATTED  
 OWNERSHIP: JAMES R.  
 TRUST & SANDRA K.  
 TRUST  
 PARCEL ID:  
 18-9.0-32-000-000-019.000

Point Number	Grid Northing	Grid Easting
1	344180.928	834130.967
2	344384.602	839043.684
3	344384.631	839205.862
4	344345.307	839205.942
5	344330.026	839186.160
6	344276.686	839186.288
7	344284.271	839178.442
8	344247.373	839205.247
9	344087.509	839104.472
10	344089.135	839101.884
11	344029.203	839201.506
12	344007.578	839004.085
13	343927.646	839003.697
14	343991.779	838949.549
15	343951.981	838943.373
16	344002.369	838863.441
17	344012.187	838869.818
18	344053.168	838871.492
19	344331.917	839043.791



DATE OF SURVEY	
2024	03/15
DRAWN BY: J.S.	
CHECKED BY: J.S.	
APPROVED BY: J.S.	
DATE: 03/15/2024	
BY: J.S.	

THIS PLAT AND SURVEY OF GENESIS ESTATES—SECOND PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64115.

I HEREBY CERTIFY THAT THE PLAT OF GENESIS ESTATES—SECOND PLAT 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 FOR 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 PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366  
 JASON S. ROUGERUSH, MO PLS 2002014092  
 MARCH 04, 2024  
 #JROUGERUSH@OLSSON.COM

Olsson  
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 www.olsson.com

DWG: F:\2024\2024-03-15\2024-03-15-04-Design\Survey\Survey\Drawings\Final\Plat\_V.DWG DATE: Mar 15, 2024 4:10pm USER: jrosher

