

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

Ordinance Number

Brief Title

Approving the plat of Silverbrooke 3rd Plat, an addition in Kansas City, Platte, Missouri

<p>Specific Address Approximately 17.78 acres generally located at N. Green Hills Road and N.W. 77th Street, creating 48 lots and 3 tracts.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Sponsor</td> <td>Jeffrey Williams, AICP, Director Department of City Planning & Development</td> </tr> <tr> <td>Programs, Departments, or Groups Affected</td> <td>City-Wide Council District(s) 2 (PL) – Loar, Fowler Other districts (school, etc.) Park Hill</td> </tr> <tr> <td>Applicants / Proponents</td> <td>Applicant(s) Quality Land Holdings, LLC City Department City Planning and Development Other</td> </tr> <tr> <td>Opponents</td> <td>Groups or Individuals None Known Basis of Opposition</td> </tr> <tr> <td>Staff Recommendation</td> <td><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</td> </tr> <tr> <td>Board or Commission Recommendation</td> <td>By: City Plan Commission March 3, 2020 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</td> </tr> <tr> <td>Council Committee Actions</td> <td><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</td> </tr> </table>	Sponsor	Jeffrey Williams, AICP, Director Department of City Planning & Development	Programs, Departments, or Groups Affected	City-Wide Council District(s) 2 (PL) – Loar, Fowler Other districts (school, etc.) Park Hill	Applicants / Proponents	Applicant(s) Quality Land Holdings, 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 March 3, 2020 <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
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<p>Reason for Project This final plat application was initiated by Quality Land Holdings, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct 48 single family homes.)</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>PREVIOUS CASE:</p> <p>Case No. 13421-CUP - Ordinance No. 051506 was passed by the City Council on January 12, 2006 and approved a preliminary community unit project plan in District R-1a, on about 113 acres, to allow for 187 single-family lots and private open space.</p> <p>ANALYSIS:</p> <p>The 18 acre site is unimproved and located to the northwest of the Silverbrooke 1st Plat. The plat will create 48 single family lots and two private open space tracts within the third phase. This is the final phase of the overall development. The plat includes the establishment and/or continuation of the following streets: N. Merrimac Avenue, NW 77th Street and NW 77th Terrace. Tract A is the island at the cul-du-sac of NW 77th Street and Tract B is shown as the 30 foot private open space buffer along N. Green Hills Road.</p>															

Details

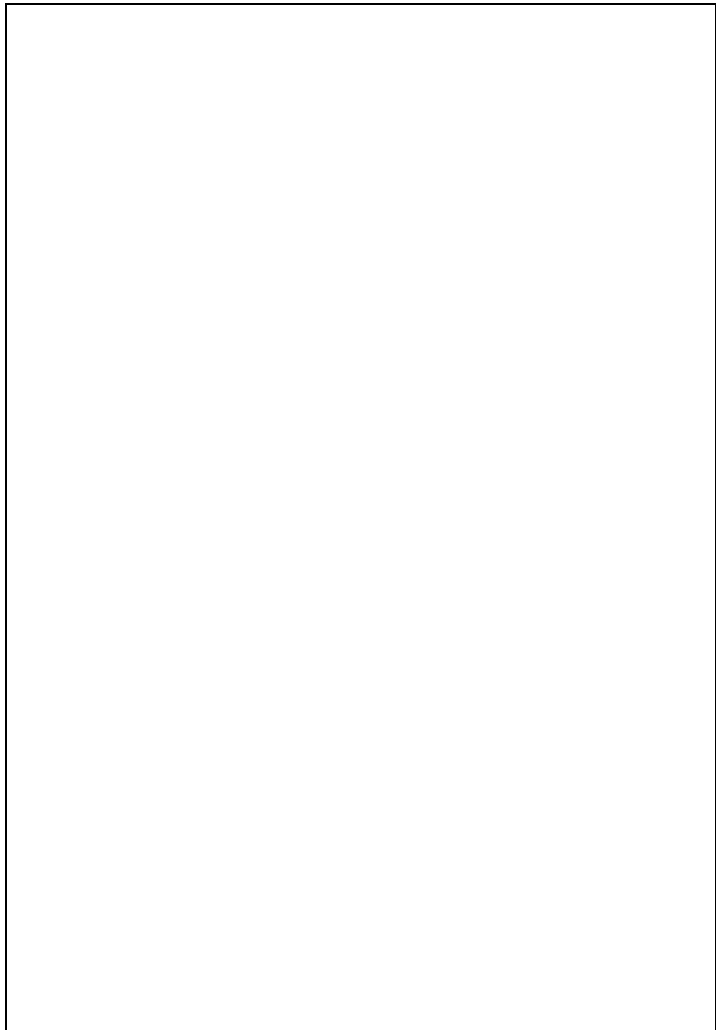
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Policy / Program Impact

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 48 lot single-family residential development, and two tracts on approximately 28 acres of previously undeveloped property. There is also an existing stormwater detention facility constructed by an earlier Silverbrooke. 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 A. Kaspar, PE</p>
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Fact Sheet Prepared by:
Pam Powell
Principal Engineering Technician

Date:
March 11, 2020

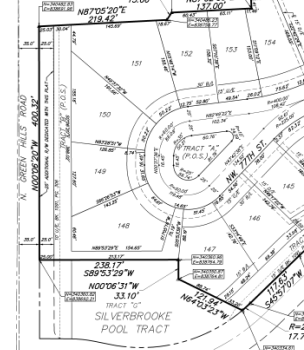
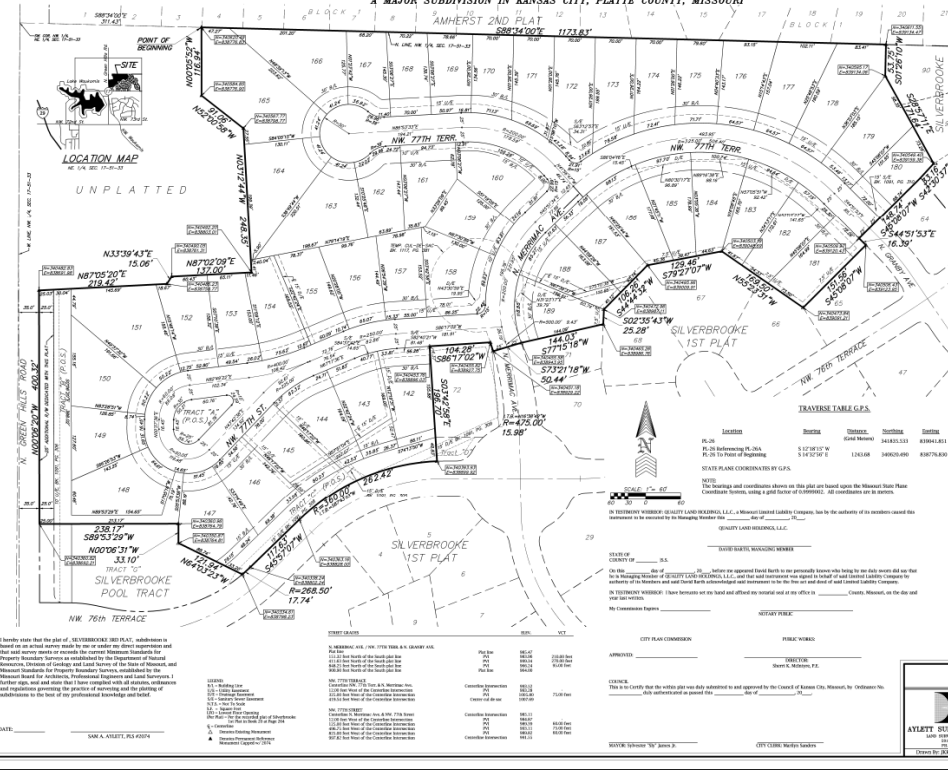
Reviewed by:
Lucas A. Kaspar, PE
Plans Review Supervisor
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers:
Case No. 13421-CUP Community Unit Project

Case No. CLD-FnPlat-2019-00043 Final Plat

**FINAL PLAT OF
SILVERBROOKE 3RD PLAT
A MAJOR SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI**

REVISED DATA:



TRANSVERSE TABLE G.L.P.S.

LINE	BEARING	DISTANCE (FEET)	NUMBER	DATE
PL-26	S 14° 02' 00" E	126.00	1	08/08/2024
PL-26	S 14° 02' 00" E	126.00	2	08/08/2024

STAT PLAIN COORDINATE BY G.L.P.S.

The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, North American 83 datum. All coordinates are in feet.

I hereby state that the plan of SILVERBROOKE 3RD PLAT, submitted to me as an actual survey made by me or under my direct supervision and that all surveys made or assisted by the surveyor are true and correct.

DATE: 08/08/2024
SIGNATURE: SARA A. AYLET, PLS #5204

DEED RECORDING INFORMATION

LIBRARY	100
INDEX	100
FILE	100
...	...

PROPERTY DESCRIPTION: The land hereunder is a portion of Block 11, bounded by the range of a line of 112.23 feet of the Missouri State Plane Coordinate System, North American 83 datum, containing the bounded portion of the Northwest Quarter of Section 26, Township 33 North, Range 24 West, 3rd Meridian, Platte County, Missouri. The land hereunder is a portion of the Silverbrooke 3rd Plat, as shown on the attached map.

PLAT DESCRIPTION: The subdivided portions of the above described land have been surveyed and shown on the attached plan. The subdivided portions of the above described land have been surveyed and shown on the attached plan.

QUALITY LAND HOLDINGS, LLC
 811 S. HIGHWAY
 PARKVILLE, MISSOURI
 PH: 640.391.5700 - FAX: 640.391.7504
 WWW.QUALITYLANDHOLDINGS.COM

AYLET SURVEY & ENGINEERING COMPANY
 1405 W. 130th Street
 Kansas City, Missouri 64116
 PH: 816.289.2222 - FAX: 816.289.2223