

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

220651

Ordinance Number

**Brief Title**

Approving the plat of Davidson Farms, Third Plat, an addition in Kansas City, Clay County, Missouri

<p><b>Specific Address</b>                  Approximately 34.81 acres generally located on the north side of Northeast 76th Street, between North Flintlock on the east and Northeast Shoal Creek Parkway on the west creating 69 lots and 1 tract</p>	<p><b>Sponsor</b>                  Jeffrey Williams, AICP, Director                  Department of City Planning &amp; Development</p>
<p><b>Reason for Project</b>                  This final plat application was initiated by YDO, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 69 lot single family home subdivision.)</p>	<p><b>Programs, Departments, or Groups Affected</b>                  City-Wide                  Council District(s) 1(CL) Hall – O’Neill                  Other districts (school, etc.)                  Liberty 230</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>Applicants / Proponents</b>                  Applicant(s)                  YDO, LLC                  City Department                  City Planning and Development                  Other</p>
<p><b>CONTROLLING CASE</b>                  Case No. 12417-P-28 – On August 7, 2018 the City Plan Commission approved a project plan, which serves as a Neighborhood Plan and a preliminary plat in District SC (Shoal Creek), to allow for 430 single family lots, 52 multi-family units (475 total units) and 20 tracts in 10 phases.</p>	<p><b>Opponents</b>                  Groups or Individuals                  None Known                  Basis of Opposition</p>
	<p><b>Staff Recommendation</b>  <input checked="" type="checkbox"/> For  <input type="checkbox"/> Against                  Reason Against:</p>
	<p><b>Board or Commission Recommendation</b>                  By: City Plan Commission                  May 3, 2022  <input type="checkbox"/> Approval  <input type="checkbox"/> Denial  <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p><b>Council Committee Actions</b>  <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**

**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

	<p><b>How will this contribute to a sustainable Kansas City?</b></p>	<p>This project consists of public and private improvements for a 69 lot and 1 tract single-family residential development, on approximately 34.81 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. 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:** July 19, 2022

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

**Reference or Case Numbers:** CLD-FnPlat-2021-00058

