

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220261

Ordinance Number

Brief Title

Approving the plat of Better Wash at Barry Pointe, an addition in Kansas City, Clay County, Missouri

Specific Address Approximately 2.6 acres generally located on North Flintlock Road approximately 300 feet south of Northeast 83rd Terrace, creating 1 lot	Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development
Reason for Project This final plat application was initiated by Northpoint Development, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 1 lot commercial subdivision.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 1(CL) O'Neill - Hall Other districts (school, etc.) Liberty 230
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-2021-00167 – On November 16, 2021 approved a project plan for Better Wash Car Wash at Barry Pointe Plaza, which served as a preliminary plat, on about 2.6 acres generally located at 8270 N Crescent Ave.	Applicants / Proponents Applicant(s) Northpoint Development, 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 December 7, 2021 <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 public and private improvements for a single lot commercial development, on 2.6 acres of previously undeveloped property. The storm water detention 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. Storm detention areas will be maintained through a covenant agreement. This development will increase the tax base for the developed lot.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

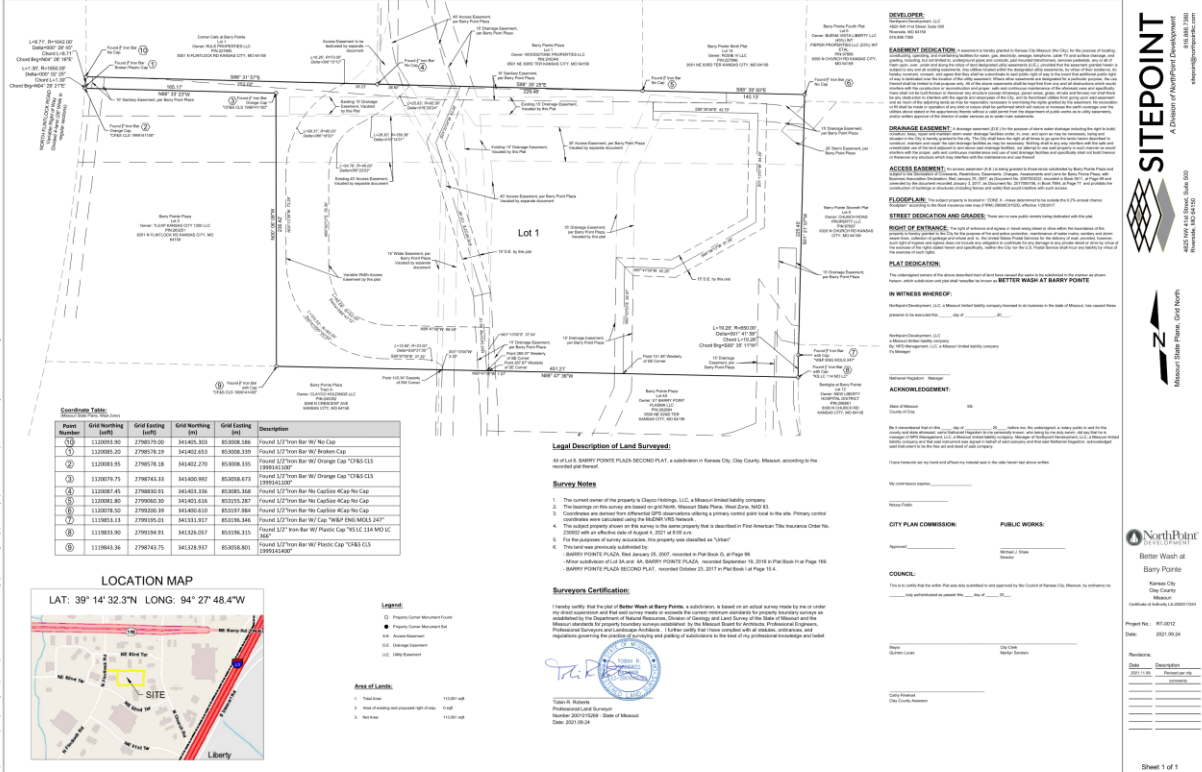
Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: February 28, 2022

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

Reference or Case Numbers: CLD-FnPlat-2021-00050



Easement Table

Point Number	Grid Northing (feet)	Grid Easting (feet)	Grid Northing (m)	Grid Easting (m)	Description
1	1320951.00	2798757.50	365405.363	852068.588	Found 1/2" Iron Bar W/ No Cap
2	1320951.20	2798761.18	365405.633	852068.839	Found 1/2" Iron Bar W/ Broken Cap "C"RB5-CL5
3	1320951.80	2798761.18	365405.270	852068.839	Found 1/2" Iron Bar W/ Orange Cap "C"RB5-CL5
4	1320979.75	2798761.13	365409.892	852068.873	Found 1/2" Iron Bar W/ Orange Cap "C"RB5-CL5
5	1320987.43	2798831.91	365405.336	852065.368	Found 1/2" Iron Bar No Cap/No AC/No Cap
6	1320981.80	2799060.30	365405.633	852055.887	Found 1/2" Iron Bar No Cap/No AC/No Cap
7	1320978.10	2799288.19	365406.410	852057.884	Found 1/2" Iron Bar No Cap/No AC/No Cap
8	1320981.13	2799292.51	365405.633	852055.346	Found 1/2" Iron Bar W/ Cap "W&R 1000 1/2"
9	1320981.90	2799308.91	365406.059	852056.315	Found 1/2" Iron Bar W/ Plastic Cap "W&R 114 3/4"IC 1/8"
10	1320943.36	2798748.75	365328.950	852065.601	Found 1/2" Iron Bar W/ Plastic Cap "C"RB5-CL5 1/8"OD&1/8"



- Legend:**
- Property Owner Boundary
 - Property Corner Monument
 - ASL Monument
 - Storage Monument
 - Utility Easement
- Area of Limits:**
- Northwest 132087.00'
 - West 132087.00'
 - Southwest 132087.00'
 - East 132087.00'

Legal Description of Land Surveyed:
 All of Lot 6, BARRY POINTE PLAZA SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Survey Notes:

- The current owner of the property is Chase Holdings, L.L.C. a Missouri limited liability company.
- The boundary lines shown are based on a plat of the Barry Pointe Plaza, Kansas City, Missouri, MO 64111, filed in the Office of the County Clerk of Clay County, Missouri.
- Control points are shown as referenced (RFB) monuments of a primary control point tied to the site. Primary control monuments were monumented using the NAD83 UTM Zone 18N.
- The subject property shown on the map in this same property that is described in First American The Insurance Order No. 2000010000 is an estate interest of Chase Holdings, L.L.C.
- For the purposes of this plat, the property was surveyed as "AS-BUILT".
- The plat was prepared and submitted by Barry Pointe Plaza, L.L.C.

Surveyor Certification:

I hereby certify that the plat of Better Wash at Barry Pointe, a replat of a subdivision in Kansas City, Clay County, Missouri, is based on an actual survey made by me or under my direct supervision and that all points shown on the plat are correct within the tolerances for primary boundary monuments as established by the International Professional Engineers, Professional Surveyors, and Land Surveyors. I further certify that I have complied with all applicable laws, rules, and regulations governing the practice of my profession and the public policy of this state.

Tyler W. Hester
 Professional Engineer
 License 000100420 Missouri
 Date: 2021-09-28

DEVELOPER:
 Chase Holdings, L.L.C.
 601 HEARD LANE, SUITE 300
 KANSAS CITY, MISSOURI 64108

ENGINEER:
 Tyler W. Hester
 601 HEARD LANE, SUITE 300
 KANSAS CITY, MISSOURI 64108

DRAINAGE EASIMENT:
 The drainage easement shown on this plat is for the purpose of storm water drainage and shall be used for the collection, conveyance, storage, and discharge of storm water originating on or adjacent to the subject property. The easement shall not be used for any other purpose.

ACCESS EASIMENT:
 The access easement shown on this plat is for the purpose of providing access to the subject property from the Barry Pointe Plaza, Kansas City, Missouri, and shall be used for the collection, conveyance, storage, and discharge of storm water originating on or adjacent to the subject property. The easement shall not be used for any other purpose.

FLOODPLAIN:
 The subject property is located in an area that is not designated as a flood plain. The subject property is not subject to flooding.

STREET DESIGNATION AND GRADES:
 The subject property is located on Barry Pointe Plaza, Kansas City, Missouri, and shall be used for the collection, conveyance, storage, and discharge of storm water originating on or adjacent to the subject property. The easement shall not be used for any other purpose.

RIGHT OF ENTRANCE:
 The subject property is located on Barry Pointe Plaza, Kansas City, Missouri, and shall be used for the collection, conveyance, storage, and discharge of storm water originating on or adjacent to the subject property. The easement shall not be used for any other purpose.

PLAT DESIGNATION:
 The subject property is located on Barry Pointe Plaza, Kansas City, Missouri, and shall be used for the collection, conveyance, storage, and discharge of storm water originating on or adjacent to the subject property. The easement shall not be used for any other purpose.

IN WITNESS WHEREOF:
 I, Tyler W. Hester, a Professional Engineer, do hereby certify that the above is a true and correct copy of the original plat as recorded in the Office of the County Clerk of Clay County, Missouri.

ACKNOWLEDGEMENT:
 I, Tyler W. Hester, a Professional Engineer, do hereby certify that the above is a true and correct copy of the original plat as recorded in the Office of the County Clerk of Clay County, Missouri.

CITY PLAN COMMISSION PUBLIC WORKS:
 Approved: _____
 Mayor: _____

COUNCIL:
 The subject property is located on Barry Pointe Plaza, Kansas City, Missouri, and shall be used for the collection, conveyance, storage, and discharge of storm water originating on or adjacent to the subject property. The easement shall not be used for any other purpose.

Project No. RT-0012
 Date: 2021-09-28

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