

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

221022

Ordinance Number

Brief Title

Approving the plat of Staley Farms – Fourteenth Plat an addition in Kansas City, Jackson County, Missouri

Specific Address Approximately 25.65 acres generally located at the northeast corner of Northeast Staley Farms Drive and Northeast 100th Street	Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development
Reason for Project This final plat application was initiated by Don Julian Builders Inc. in order to subdivide the property in accordance with the city codes and state statutes. The Developer intends to construct a 52 lot single family home subdivision.	Programs, Departments, or Groups Affected City-Wide Council District(s) 1(PL) Hall – O’Neill Other districts (school, etc.) North Kansas City 250
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-AA-2022-00265 – On October 13, 2022 a Minor Amendment to the Staley Farms Development plan on about 570 acres generally located at 3100 NE 100th Street was approved.	Applicants / Proponents Applicant(s) Don Julian Builders, Inc. City Department City Planning and Development Other
	Opponents Groups or Individuals None Known Basis of Opposition
	Staff Recommendation ☒ For ☐ Against Reason Against:
	Board or Commission Recommendation By: City Plan Commission November 15, 2022 ☐ Approval ☐ Denial ☒ Approval, with conditions
	Council Committee Actions ☐ Do Pass ☐ Do Pass (as amended) ☐ Committee Sub. ☐ Without Recommendation ☐ Hold ☐ Do not pass

Details

Policy / Program Impact

Policy or Program Change N/A	☒ No ☐ 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?	☒ Yes ☐ No

	How will this contribute to a sustainable Kansas City?	This project consists of public and private improvements for a 52 lot single-family residential development, on approximately 25.65 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. 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. Written by Lucas Kaspar, PE
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: November 21, 2022

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

Reference or Case Numbers: CLD-FnPlat-2022-00039



LOCATION MAP
SEC. 31, 152N., R32W.
(N.T.S.)

STATE PLANE COORDINATE TABLE			
Point Number	Grid Northing	Grid Easting	
	34447.231	846181.762	
2	34484.436	846225.649	
3	34492.185	846218.161	
4	34502.851	846227.161	
5	34506.767	846207.101	
6	34509.325	846233.660	
7	345176.631	846335.379	
8	345281.941	846331.244	
9	345272.790	846328.446	
10	345289.186	846505.492	
11	345283.524	846513.590	
12	345248.803	846540.388	
13	345247.975	846541.644	
14	345180.412	846569.820	
15	345158.423	846535.801	
16	345133.470	846557.568	
17	345075.862	846584.262	
18	345071.217	846581.928	
19	345009.320	846646.926	
20	345066.342	846665.735	
21	344964.372	846612.287	
22	344942.599	846610.084	
23	344817.795	846597.483	

PROPERTY DESCRIPTION

[illegible]

FINAL PLAT OF
STALEY FARMS - FOURTEENTH PLAT
NW 1/4 & NE 1/4, SEC. 31, T52N., R32W.
KANSAS CITY, CLAY COUNTY, MISSOURI

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY SECURITY TITLE OF KANSAS CITY - NORTH, TITLE NO. SKC0072856, EFFECTIVE SEPTEMBER 12, 2022 AT 8:00 A.M.

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
⊗ SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	

DATE OF SURVEY	
06-22-2022 - Title Report Requested	
10-04-2022 - 1st Submittal	
drawn by: _____	ND
surveyed by: _____	ASHBROOK, ND
checked by: _____	ASH
approved by: _____	ASH
project no.: _____	002-02962
file name: _____	0_017_002-02962.dwg

olsson

THIS PLAT AND SURVEY OF STALEY FARMS - FOURTEENTH PLAT
WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH
KANSAS CITY, MISSOURI 64116

I HEREBY CERTIFY THAT THE PLAT OF STALEY FARMS - FOURTEENTH PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY COMPLETES THE SURVEYING OF THE 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 RULES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING IN PLATTING SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND

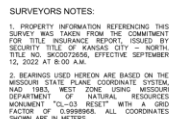


OLSSON, MD CLS 366
Jason Roudsbush, MD PLS 200201409
OCTOBER 4, 2022
JROUDBUSH@OLSSON.COM

DEVELOPER:
DON JULIAN BUILDERS, INC.
15521 W. 110TH STRET
LENEXA, KS. 66219
913-894-6300

WQ: F:\2022\02501-03000\022-02162\40-Design\Survey\SRV\Sheets\Fnd Flt\FVT_022-02162.dwg

NW 1/4
 NE 1/4
 STALEY FARMS
 FOURTEENTH
 PLAT
 31
 SW 1/4
 SE 1/4
 LOCATION MAP
 SEC. 31, T52N., R32W.
 (N.T.S.)



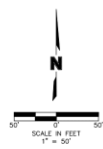
DATE OF SURVEY	
12/04/2022 - 1st Substation	
drawn by:	01/01/2023
surveyed by:	Archer 12/17/22
checked by:	01/01/2023
approved by:	01/01/2023
printed by:	01/01/2023
the name:	01/01/2023



Olsson Land Surveying, INC 306, 4th Fl., Certificate of Authority-0011802
 10000 Highway 101, Suite 100, North Haven, CT 06455
 Tel: 203.946.1111 Fax: 203.946.1110
www.olsson.com

SHEET

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LOT 4
STALEY GOLF COURSE
THIRD PLAT
INSTRUMENT # S05037
CABINET F SLEEVE 84
259.23'
N77°12'48"E

LEGEND	
SURVEY MARKERS	
○	FOUND MONUMENT
◐	SECTION CORNER
●	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
A.E.	ACCESS EASEMENT
B.E.	BUILDING SETBACK
D.E.	DRIVING DRAINAGE EASEMENT
S.D.E.	SURFACE DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
GENERAL	
C	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE
BK.	BOOK
PG.	PAGE

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY SECURITY TITLE OF KANSAS CITY - NORTH, TITLE NO. SKC0072656, EFFECTIVE SEPTEMBER 12, 2022 AT 8:00 A.M.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "CL-03 RESET" WITH A GRID FACTOR OF 0.9998968. ALL COORDINATES SHOWN ARE IN METERS.

THIS PLAT AND SURVEY OF STALEY FARMS - FOURTEENTH PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF STALEY FARMS -
FOURTEENTH PLAT SUBDIVISION IS BASED ON AN ACTUAL
SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND
IN ACCORDANCE WITH THE SURVEYING ACTS AND 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.



CLSSON, MO CLS 366
Jason Roudebush, MO PLS 2002014092
OCTOBER 4, 2022
JROUDEBUSH@CLSSON.COM

EASEMENT ID	BEARING	DISTANCE
DE 1	S32°47'54"E	8.45'
DE 2	N57°12'08"E	15.00'
DE 3	S88°30'47"W	6.54'

DEVELOPER:
DON JULIAN BUILDERS, INC.
15521 W. 110TH ST.
LENEXA, KS. 66219
913.894.0300

LOT LINE TABLE		
LOT LINE ID	BEARING	DISTANCE
L13/14	N16°30'28"W	168.70
L17/18	S32°47'54"E	148.23
L18	S49°59'41"W	77.35
L19	S49°59'41"W	77.35
L20	S49°41'41"E	81.84
L20/21	S54°00'09"E	129.87
L21	N32°14'35"E	90.01
L22A	N55°10'28"E	41.52
L22B	N32°14'35"E	50.12
L23A	S70°43'45"E	110.02
L23B	N55°10'28"E	22.62
L23/26	N69°15'28"E	72.81
L25	S70°43'45"E	76.10
L27	N55°10'28"E	72.62
L27/28	N41°53'42"W	130.00
L28	N32°14'35"E	72.10
L29A	N32°14'35"E	68.03
L29B	S49°59'41"W	24.09
L30	S49°59'41"W	98.75

UNPLATTED
WOODLAND PROPERTY
HOLDINGS, LLC
INSTRUMENT # 20200154
BK 8679 PG 72
PARCEL ID
10714000102700

DATE OF SURVEY	
10-04-2020 - 1st Submitter	
Drawn by:	_____
Surveyed by:	_____
Checked by:	_____
Approved by:	_____
Project no.:	_____
File name:	_____

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SHEET
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SHEET
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