

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

210550

Ordinance Number

Brief Title

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

<p>Specific Address Approximately 12.64 acres generally located at N.E. 76th Street and west of N. Tullis Avenue, creating 36 lots and 4 tracts.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project 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 36 lot single family subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 1(CL) O'Neill - Hall Other districts (school, etc.) Liberty 230</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>CONTROLLING CASE Ordinance No. 190350, passed May 16, 2019, approved a project plan, which served as a Neighborhood Plan and a preliminary plat in District SC (Shoal Creek), on about 218 acres generally located on the north side of NE 76th Street, between N. Flintlock on the east and NE Shoal Creek Parkway on the west, to allow for 424 lots (475 total units) and 25 tracts. (Case No. 12417-P-28) Note: This is the approved master plan.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) TDO, LLC City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission December 15, 2020 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</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

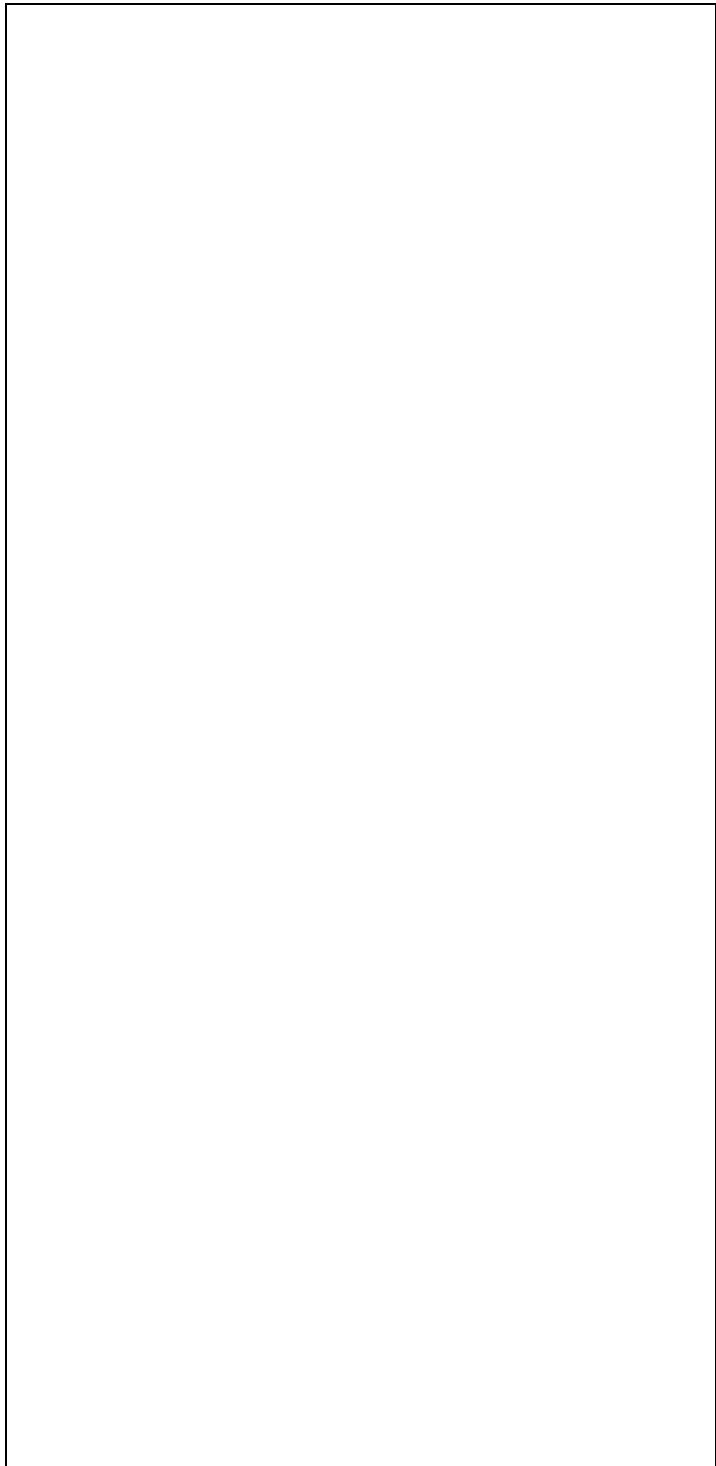
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Policy / Program Impact

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 36 lot single-family residential development, and four private open space tracts on approximately 12.7 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

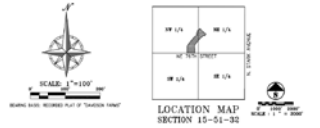
Date: June 15, 2021

Reviewed by:

Lucas Kaspar, PE,
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2020-00043

FINAL PLAN OF DAVIDSON FARMS, SECOND PLAT A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 51 NORTH, RANGE 32 WEST, IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI



LOCATION MAP
SECTION 15-51-32

AREA		AREA		AREA	
ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.
1.0000	43,560.00	1.0000	43,560.00	1.0000	43,560.00
1.0000	43,560.00	1.0000	43,560.00	1.0000	43,560.00
1.0000	43,560.00	1.0000	43,560.00	1.0000	43,560.00
1.0000	43,560.00	1.0000	43,560.00	1.0000	43,560.00



AREA	ACRES	SQ. FT.	AREA	ACRES	SQ. FT.
1.0000	43,560.00	43,560.00	1.0000	43,560.00	43,560.00
1.0000	43,560.00	43,560.00	1.0000	43,560.00	43,560.00
1.0000	43,560.00	43,560.00	1.0000	43,560.00	43,560.00

TO BE CONTROLLED UNDER THE PLAT ALLOCATION METHOD. THE CITY ENGINEER HAS REVIEWED THIS PLAT AND HAS ISSUED HIS APPROVAL OF THE PLAT. THIS APPROVAL IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE SURVEY OR THE VALIDITY OF THE TITLE. THE CITY ENGINEER HAS REVIEWED THIS PLAT AND HAS ISSUED HIS APPROVAL OF THE PLAT. THIS APPROVAL IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE SURVEY OR THE VALIDITY OF THE TITLE.

PLAT LOCATION
This plat is located in the Northwest Quarter and Northeast Quarter of Section 15, Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri.

BOUNDARY SURVEY
The boundary survey was conducted by [Surveyor Name] and is in accordance with the provisions of the Missouri Revised Statutes. The survey was conducted by [Surveyor Name] and is in accordance with the provisions of the Missouri Revised Statutes. The survey was conducted by [Surveyor Name] and is in accordance with the provisions of the Missouri Revised Statutes.

LEGEND

- 1. ALL LOTS ARE TO BE CONVEYED TO THE CITY OF KANSAS CITY, MISSOURI.
- 2. THE CITY ENGINEER HAS REVIEWED THIS PLAT AND HAS ISSUED HIS APPROVAL OF THE PLAT.
- 3. THIS APPROVAL IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE SURVEY OR THE VALIDITY OF THE TITLE.



City of Kansas City
Clay County, Missouri

CITY PLAN COMMISSION	PUBLIC WORKS
Name: [Name]	Address: [Address]
Signature: [Signature]	Signature: [Signature]

ACKNOWLEDGMENT
I, the undersigned, being the owner of the above described premises, do hereby certify that the above described premises are owned by me and that I have not been disturbed in my ownership thereof for the period of five years last past. I have not been disturbed in my ownership thereof for the period of five years last past. I have not been disturbed in my ownership thereof for the period of five years last past.