

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

210979

Ordinance Number

**Brief Title**

Approving the plat of Woodland Creek Third Plat, an addition in Kansas City, Clay County, Missouri

<p><b>Specific Address</b> Approximately 22.74 acres generally located at the northwest corner of N.E. 122nd Street and N. Lydia Avenue, creating 37 lots and 4 tracts.</p>	<p><b>Sponsor</b></p>	<p>Jeffrey Williams, AICP, Director Department of City Planning &amp; Development</p>
<p><b>Reason for Project</b> This final plat application was initiated by Spyglass Development, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 37 lot single family subdivision.)</p>	<p><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b>  <b>Council District(s)</b> 2(CL) Loar - Fowler  <b>Other districts (school, etc.)</b> Smithville 280</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>CONTROLLING CASE</b> Case No. 13325-CUP-1 – Approved a preliminary community unit project on about 184 acres generally located at the northwest corner of Interstate 435 and N Woodland Avenue, to allow 400 single-family lots, private open space and pool. (Woodland Creek) (Ordinance 050737, passed July 7, 2005)</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> Spyglass Development  <b>City Department</b> City Planning and Development  <b>Other</b></p>
	<p><b>Opponents</b></p>	<p><b>Groups or Individuals</b> None Known  <b>Basis of Opposition</b></p>
	<p><b>Staff Recommendation</b></p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <b>Reason Against:</b></p>
	<p><b>Board or Commission Recommendation</b></p>	<p><b>By: City Plan Commission</b>  September 7, 2021  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p><b>Council Committee Actions</b></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**

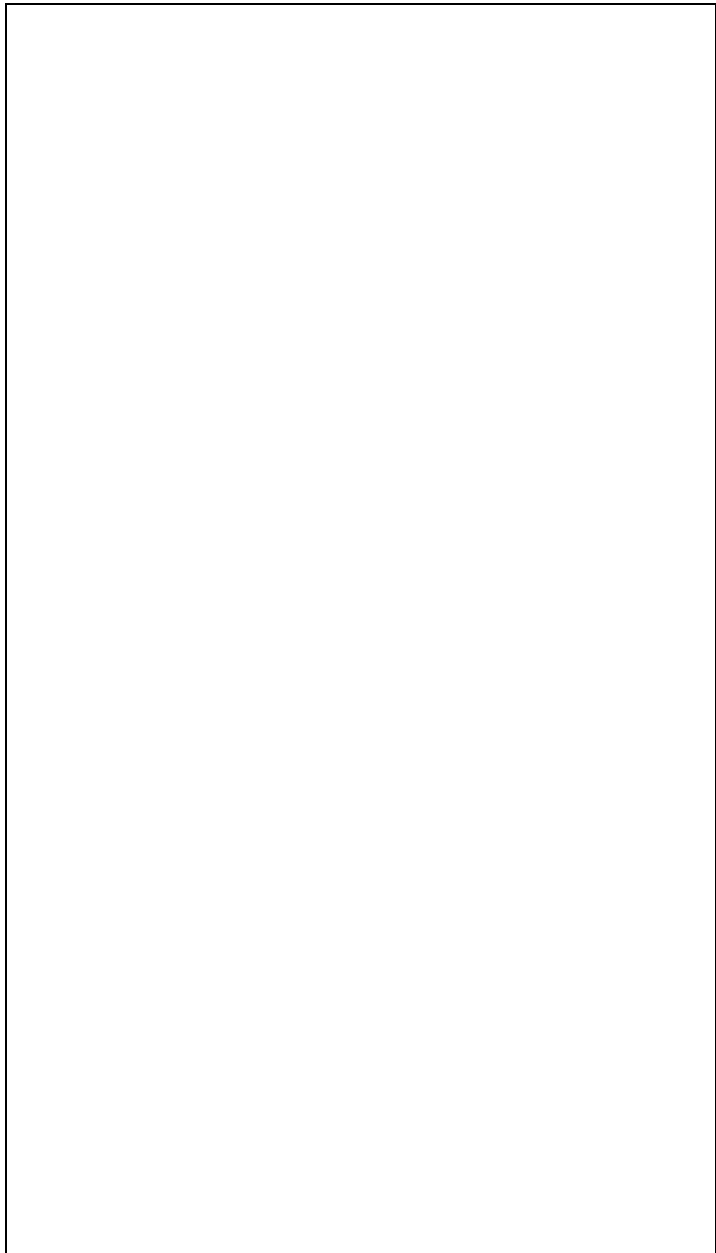
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**Policy / Program Impact**

<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



<b>How will this contribute to a sustainable Kansas City?</b>	<p>This project consists of public and private improvements for a 37 lot single-family residential development, and several private open space tracts on approximately 23 acres of previously undeveloped property. There are also existing storm water detention facilities 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:** October 27, 2021

**Reviewed by:**  
Lucas Kaspar, PE,  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:** CLD-FnPlat-2021-00017

