

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

160507

Ordinance Number

Brief Title

Approving the plat of Overland Ridge Third Plat, an addition in Kansas City, Platte County, Missouri

Specific Address Approximately 13.06 acres generally located at the southeast corner of the intersection of NW 72 nd Street and N Overland Drive, creating 32 lots.	Sponsor City Development
Reason for Project This final plat application was initiated by MO-45 Properties, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct 32 homes.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 2 (PL) Other districts (school, etc.) Park Hill
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. Case No. 13380-CUP, Overland Ridge: Ordinance No. 060427 was approved by the City Council on May 11, 2006 and approved a community unit project plan for the development of 174 single-family lots, in 4 phases, on approximately 75 acres in District R-1a (one-family dwelling). Case No. 13380-A-1 – On December 9, 2008 the Board of Zoning Adjustment GRANTED variances regarding the existing monument sign identifying the Overland Ridge subdivision. SD1252 Overland Ridge First Plat – Ordinance No. 080439 was passed by the City Council on May 15, 2008 and approved a final plat creating thirty eight lots and several tracts in District R-1a (one-family dwelling) on 4.5 acres. Case No. 13380-P-2 – On August 6, 2013 the City Plan Commission approved a final plan on about 1.019 acres generally located on the south side of NW 72 nd Street between Overland Drive and NW Waukomis Drive, for a pool, pool house, and pergola structure. SD1252A Overland Ridge Second Plat – Ordinance No. 141014 was passed by the City Council on December 11, 2014 and approved a final plat creating thirty lots and several tracts in District R-1a (one-family dwelling) on about 12.7 acres generally located at the southeast corner of the intersection of N.W. 72 nd Street and N. Overland Drive to allow for the construction of single family homes.	Applicants / Proponents Applicant(s) MO-45 Properties, 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 June 21, 2016 <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input 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

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

	<p>How will this contribute to a sustainable Kansas City?</p>	<p>This project consists of public and private improvements for a single-family residential development on previously undeveloped property. There is also an existing storm water 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 Brett A. Cox, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:

Pam Powell

Date:

June 24, 2016

Reviewed by:

Brett A. Cox, PE, Division Manager
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers:

