

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

221053

Ordinance Number

Brief Title

Approving the plat of Halo Village an addition in Kansas City, Jackson County, Missouri

Specific Address Approximately 22.212 acres generally east of the Kansas City Southern Railroad right-of-way, south of Dr. Martin Luther King Jr. Blvd and west of the terminus of E. 52nd Street	Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development
Reason for Project This final plat application was initiated by HKC Properties, LLC. in order to subdivide the property in accordance with the city codes and state statutes. a 1 lot subdivision for housing for youths with education and counseling services	Programs, Departments, or Groups Affected City-Wide Council District(s) 5(JA) Parks -Shaw & Barnes Other districts (school, etc.) Raytown 150
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 The rezoning to MPD was approved by the City Council on June 16, 2021 (Ordinance No. 210507) <ul style="list-style-type: none">The MPD Final Plan was approved by the City Plan Commission (CPC) on September 7, 2021The preliminary plat was approved by the CPC on July 19th, 2022	Applicants / Proponents Applicant(s) HKC 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 August 16, 2022 <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

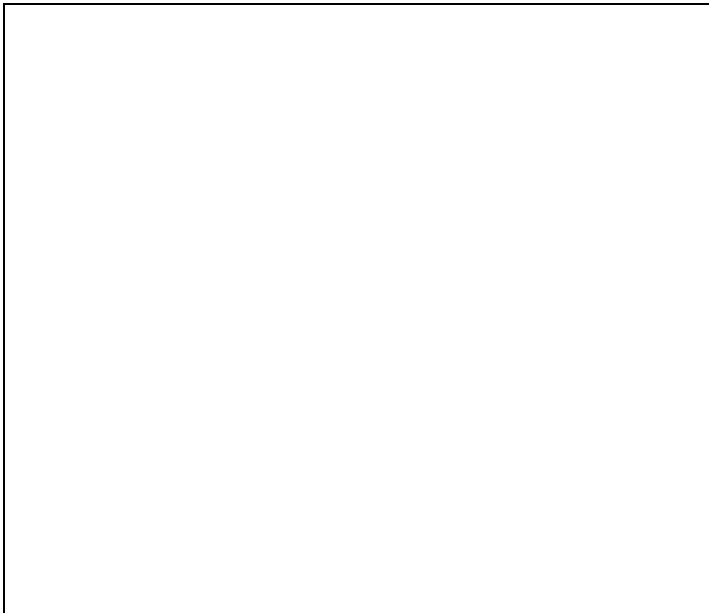
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Policy / Program Impact

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 private improvements for one residential lot on 22.212 acres of undeveloped property. The pre-development storm water peak discharge rate and volume will not be exceeded after development of the site. The improvements will improve the overall aesthetics of the site.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

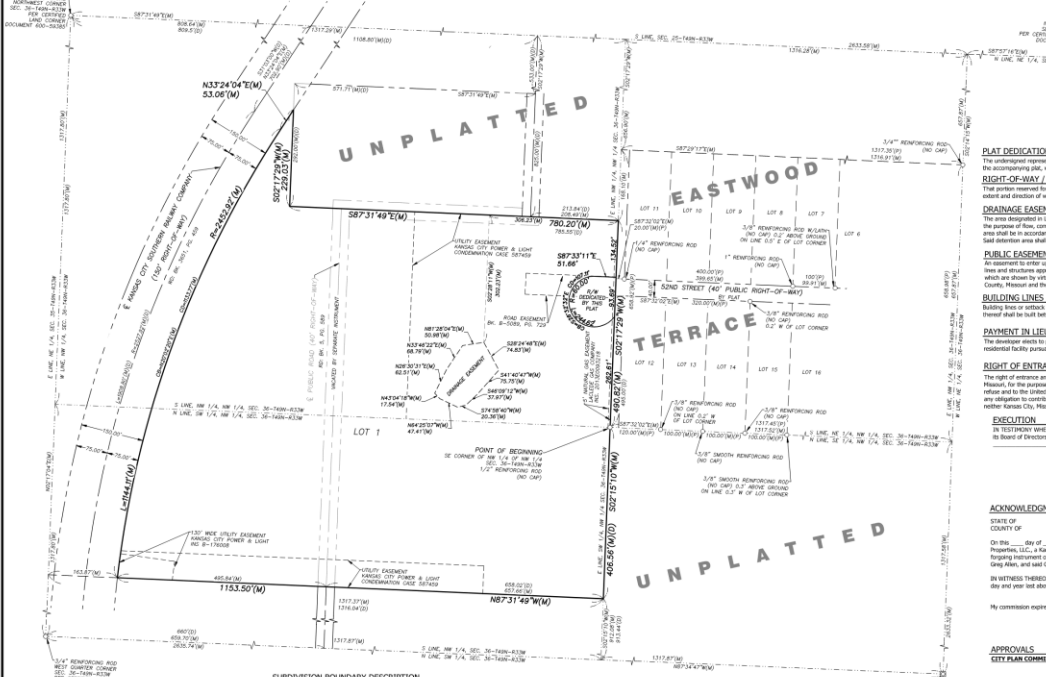
Fact Sheet Prepared by:
Thomas Holloway

Date: December 2, 2022

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

Reference or Case Numbers: CLD-FnPlat-2022-00021

Final Plat of:
HALO VILLAGE
 PART OF THE NORTHWEST QUARTER OF SECTION 36, RANGE 49 NORTH, TOWNSHIP 33 WEST
 CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI



DEVELOPER:
 HIC Properties, LLC
 7330 S. 320th Street, Suite 300
 Overland Park, KS 66210

SURVEYOR:
 BIC
 7125 College Boulevard
 Overland Park, Kansas 66210
 (913) 663-1900

PLAT DEDICATION:
 The undersigned representative for the owner of the herein described land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivisions and plat shall hereafter be known as "THIS PLAT".

RIGHT-OF-WAY / PUBLIC ROAD DEDICATION:
 That portion reserved for public use for street and/or road right of way and designated herein as "R/W DEDICATED BY THIS PLAT", the extent and location of which is shown on the accompanying plat, is hereby dedicated for public use.

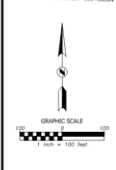
DRAINAGE EASEMENT:
 The area designated in Lot 1 as "Drainage Easement" is hereby established for the benefit of the Owners as a perpetual restrictive easement for the purpose of flow, conveyance, storage and discharge of storm water runoff from Lot 1. Drainage facilities constructed in this drainage area shall be maintained in accordance with standards prescribed by the City of Kansas City and specifications approved by the City Engineer. Said drainage area shall be maintained in permanent open space by the undersigned proprietor or their successors and assigns.

PUBLIC EASEMENT DEDICATION:
 The easement shown on the City of Kansas City, Missouri, a map of Section 36, Range 49 North, Township 33 West, City of Kansas City, Jackson County, Missouri and their successors and assigns.

BUILDING LINES:
 Building lines are shown and designated as "BL" on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereon.

PAYMENT IN LIEU OF LAND DEDICATION:
 The amount shown on the City of Kansas City, Missouri, a map of Section 36, Range 49 North, Township 33 West, City of Kansas City, Jackson County, Missouri and their successors and assigns.

RIGHT OF ENTRANCE:
 The right of entrance and egress is reserved along any street or drive within the boundaries of the property as herein granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and for the United States Postal Service for the delivery of mail, provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to or destruction of the street or drive or the expense of the right of way, street frontage and specific, unless Kansas City, Missouri pay the U.S. Postal Service shall bear any liability by virtue of such ingress.



- LEGEND**
- Flood Survey Monument in Box
 - Center Line
 - Radius
 - Arc Length
 - Chord Bearing
 - Chord Distance
 - Offset
 - Instrument Number
 - Station
 - Monument/Deed
 - Book
 - Page

SUBDIVISION BOUNDARY DESCRIPTION
 A tract of land being a part of the Northwest Quarter of Section 36, Township 33 North, Range 49 West of the Fifth Principal Meridian in the City of Kansas City, Jackson County, Missouri, said tract as surveyed by Joseph H. McLaughlin, PLS 2023-051892 and BIC, C.S. 202308075-F, being more particularly described by metes and bounds as follows:

NOTE: The bearings in this description are based on the North line of said Northwest Quarter, having a bearing of South 87° 31' 40" East as referenced to the Missouri State Plane Coordinate System, West Zone, NAD83.

BEGINNING at the Southeast corner of the Northwest Quarter of said Northwest Quarter, Section 36, said point monumented by a 12-inch reinforcing rod without cap;

Thence South 02° 13' 17" West, 456.35 feet, along the East line of the Northwest Quarter of said Northwest Quarter;

Thence North 87° 31' 40" East, 1153.50 feet, to the East Right-of-Way line of Kansas City Southern Railway Company, as established by Warranty Deed, recorded in Book 3833, Page 976;

Thence North-south, on a re-entrant curve, concave to the Southwest, having a radius of 2452.50 feet, an arc length of 1134.13 feet, on a west Right-of-Way line, said curve, to the right, having a chord bearing North 20° 12' 20" East, a chord distance of 1133.77 feet;

Thence North 33° 24' 54" East, 53.06 feet, continuing on said East Right-of-Way line;

Thence South 02° 17' 20" West, 228.83 feet;

Thence South 87° 31' 40" East, 190.20 feet, to the East line of the Northwest Quarter of said Northwest Quarter, Section 36;

Thence South 02° 17' 20" East, 190.20 feet, on said East line, to the POINT OF BEGINNING, said tract containing 907,557 square feet of 22.2223 acres.

FLOOD STATEMENT
 This property address (see Note 1 below) to be within Flood Zone "X" (Area designated for a special hazard flood risk) as shown on the Missouri State Plane Coordinate System, West Zone (NAD83). Flood Zone "X" areas in which flood hazards are understood, but potential, as shown on the JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS Flood Insurance Rate Map (FIRMA).

Map Number: 2009022095
 Flood No.: 204 of 225
 Map Revision Date: January 20, 2017

NOTE 1: No lands of any owner on the record map for any areas outside special Flood zones. The legend applies to indicate that subdivided areas are "Flood Area" under which uses are designated, if any, as noted.

NOTE 2: This statement is provided for informational purposes only and that it may constitute a basis for a flood certificate. No flood work was performed to establish the boundaries of this zone. The information was derived by making the subject property on the above referenced map.

GENERAL NOTES

- North of Bearing: South 87° 31' 40" East along the North line of the Northwest Quarter, Section 36, Township 33 North, Range 49 West, reference to the Missouri State Plane Coordinate System, West Zone (NAD83).
- This survey is based on field work completed on or before the date shown in the 1984 block or the following block:
 -The plat of "EASTWOOD TERRACE" recorded May 25, 1984 and filed as Instrument Number 23904 in Book 23, Page 76.
- Lot 1 contains 952,250 square feet or 21.9568 acres.
 2025-07-28-11:27 Acres: 22.2223 acres.
 Total: 967,500 square feet or 22.2121 acres.

EXECUTION:
 IN TESTIMONY WHEREOF, HIC Properties LLC, a Kansas limited liability company, has by the authority of its Board of Directors caused this plat to be executed this _____ day of _____, 2022.

 Greg Allen, President
 HIC Properties LLC.

ACKNOWLEDGMENT:
 I, _____, of the County of _____, State of _____, do hereby certify that the within plat was duly submitted to and approved by the Board of Directors of HIC Properties LLC, a Kansas limited liability company, on this _____ day of _____, 2022, before me, a Notary Public, personally appeared Greg Allen, President, of HIC Properties LLC, a Kansas limited liability company, to me personally known to be the same person who executed the foregoing instrument of writing, and that this instrument was signed or initialed by said company by authority of its President, Greg Allen, and said Greg Allen acknowledged and intended to be true and valid and of said company.

My commission expires: _____ Notary Public: _____

APPROVALS:

KEY PLAN COMMISSION:
 APPROVED: _____, City Clerk, Jackson County, Missouri.

PUBLIC WORKS:
 APPROVED: _____, Director, Jackson County Assessment Department.

COUNCIL:
 This plat was duly submitted to and approved by the Council of the City of Kansas City, Missouri, by Ordinance No. _____, effective _____ day of _____, 2022.

SURVEYOR'S STATEMENT:
 This survey was conducted in accordance with the Missouri STANDARDS FOR PROPERTY BOUNDARY SURVEYS as set forth in Chapter 246 of the Rules of the Department of Insurance, Financial Institutions and Professional Regulation, Division 2030 - Missouri Board for Professional Land Surveyors. (See Title Book for date, and signature.)

 Joseph H. McLaughlin, PLS - 2023051892

Description	Date	Name	Signature	Title
Final Plat of Halo Village				
Part of the Northwest Quarter				
Section 36-Township 33W				
City of Kansas City				
Jackson County, Missouri				
Section 36, Range 49 North, Township 33 West				

FINAL PLAT OF HALO VILLAGE
 PART OF THE NORTHWEST QUARTER
 SECTION 36-TOWNSHIP 33W
 IN THE CITY OF KANSAS CITY
 JACKSON COUNTY, MISSOURI

1600 GENESSEE STREET
 SUITE 200
 KANSAS CITY, MO 64102

HALO VILLAGE

SECTION 36-TOWNSHIP 33W

CITY OF KANSAS CITY, MISSOURI