

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220435

Ordinance Number

Brief Title

Approving the plat of Highland Ridge Third Plat, an addition in Kansas City, Clay County, Missouri.

<p>Specific Address Approximately 23.61 acres generally located 150 feet south of the intersection of N.E. 88th Street and N Elmwood Drive. creating 44 lots and 3 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 Highlands of Northview Development Company LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 44 lot single family home subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 1(CL) Hall – O’Neill Other districts (school, etc.) North Kansas City 250</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>Applicants / Proponents</p>	<p>Applicant(s) Highlands of Northview Development Company LLC City Department City Planning and Development Other</p>
<p>CONTROLLING CASE Ordinance No. 150335- Passed by the City Council on May 7, 2015, rezoned about 93 acres from Districts R-6 and R-80 to District R-7.5 (Residential dash 7.5) and approved an Open Space preliminary development plan allowing for 159 single family lots and 12 Tracts in four (4) phases to expire in 2022. The open space development option allows for smaller lots and other flexible lot and building standards in exchange for the provision of common open space that is not typically provided in a conventional development. The plan also approved a Clubhouse and pool, walking trails and other amenities for the residents. Phase one (1) of the approved plan showed the construction of a public street (NE 88th Street) extending east from N. Mersington and allowed for 25 single family lots.</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 April 5, 2022 <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

--

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 44 lot single-family residential development, private open space tracts and two storm water detention tracts on approximately 24 acres of previously undeveloped property. There will be stormwater detention facilities constructed by with this 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>
---	--

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

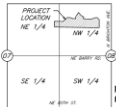
Date: May 11, 2022

Reviewed by:
Joe Rexwinkle

Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2022-00015

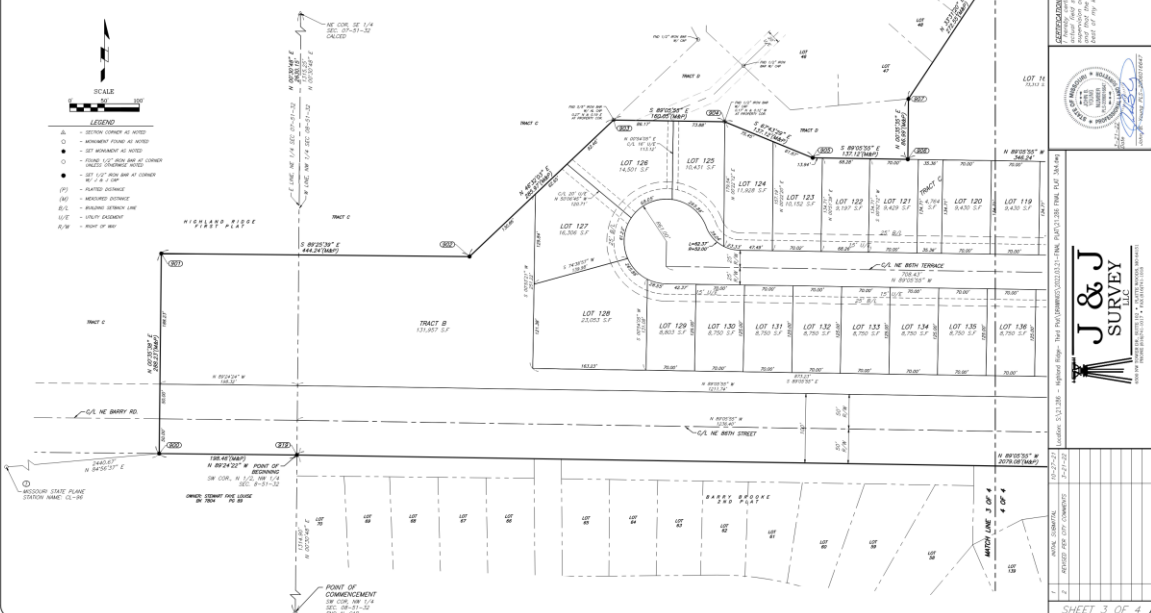
FINAL PLAT
HIGHLAND RIDGE THIRD PLAT
NE 1/4, SECTION 7, AND THE NW 1/4,
SECTION 8, TOWNSHIP 51 NORTH, RANGE 32 WEST
KANSAS CITY, CLAY COUNTY, MISSOURI



SCALE
1" = 40'

LEGEND

- (A) - SECTION CORNER AS NOTED
- (M) - MONUMENT FOUND AS NOTED
- (•) - SET MONUMENT AS NOTED
- (○) - CORNER (C/C) AND PILE AS COMMON
- (○) - MONUMENT FOUND AS COMMON
- (P) - 5/8" I.P.P. PILE SET AT CORNER
- (P)
- (P)
- (P)
- (M) - MONUMENT DISTANCE
- (M) - MONUMENT DISTANCE
- (M) - MONUMENT DISTANCE
- (M) - MONUMENT DISTANCE
- (M) - MONUMENT DISTANCE
- (M) - MONUMENT DISTANCE
- (M) - MONUMENT DISTANCE
- (M) - MONUMENT DISTANCE
- (M) - MONUMENT DISTANCE



J & J SURVEY
MISSOURI, MISSOURI
762.477.3722

NOTICE: The information contained herein was obtained by the surveyor from the records of the State of Missouri and is believed to be correct. The surveyor is not responsible for the accuracy of the information shown in this plat if it is found to be incorrect.

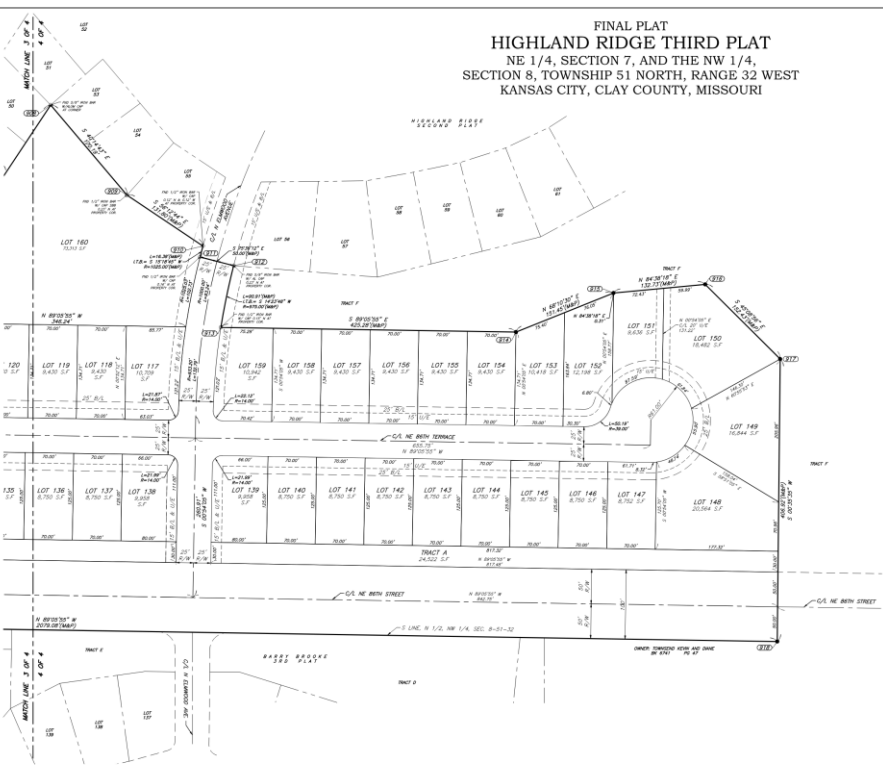
APPROVED FOR:

1. CIVIL ENGINEER	2/27/22
2. APPLICANT	2/27/22

STATE OF MISSOURI
2022 FEB 27 10:58 AM
PLAT NO. 013-2021-013

SHEET 3 OF 4

FINAL PLAT
HIGHLAND RIDGE THIRD PLAT
NE 1/4, SECTION 7, AND THE NW 1/4,
SECTION 8, TOWNSHIP 51 NORTH, RANGE 32 WEST
KANSAS CITY, CLAY COUNTY, MISSOURI



SCALE
1" = 40'

LEGEND

- (A) - SECTION CORNER AS NOTED
- (M) - MONUMENT FOUND AS NOTED
- (•) - SET MONUMENT AS NOTED
- (○) - CORNER (C/C) AND PILE AS COMMON
- (○) - MONUMENT FOUND AS COMMON
- (P) - 5/8" I.P.P. PILE SET AT CORNER
- (P)
- (P)
- (P)
- (M) - MONUMENT DISTANCE
- (M) - MONUMENT DISTANCE
- (M) - MONUMENT DISTANCE
- (M) - MONUMENT DISTANCE
- (M) - MONUMENT DISTANCE
- (M) - MONUMENT DISTANCE
- (M) - MONUMENT DISTANCE

J & J SURVEY
MISSOURI, MISSOURI
762.477.3722

NOTICE: The information contained herein was obtained by the surveyor from the records of the State of Missouri and is believed to be correct. The surveyor is not responsible for the accuracy of the information shown in this plat if it is found to be incorrect.

APPROVED FOR:

1. CIVIL ENGINEER	2/27/22
2. APPLICANT	2/27/22

STATE OF MISSOURI
2022 FEB 27 10:58 AM
PLAT NO. 013-2021-013

SHEET 4 OF 4