

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

150707

Ordinance Number

Brief Title

Approving the plat of Hope Avenue Estates, an addition in Kansas City, Platte County, Missouri

<p>Specific Address Approximately 22 acres generally located at the terminus of N. Hope Avenue and NW 79th Terrace, approximately half a mile south of NW Barry Road, creating one single-family lot.</p>	<p>Sponsor</p> <p>City Development</p>	
<p>Reason for Project This final plat application was initiated by Heather and Toby Sicks, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a single family house.)</p>	<p>Programs, Departments, or Groups Affected</p> <p>City-Wide</p> <p>Council District(s) 2 (PL)</p> <p>Other districts (school, etc.) Platte County</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>SD0831D – Preliminary Plat, Hunter’s Ridge – Ordinance No. 150189 passed by City Council on March 26, 2015 approved an amendment to the preliminary plat for Hunter’s Ridge, in District R-7.5, on a 39 acre tract of land generally located at the terminus of N. Hope Avenue and N.W. 79th Terrace, approximately half a mile south of N.W. Barry Road, to allow the development of 18-25 previously platted preliminarily lots with one home, with an underlying future build-out plan. On February 17, 2015, the City Plan Commission recommended denial of the request to amend a previously approved Chapter 80 preliminary plat (Hunter’s Ridge) in District R-7.5, to allow for the deletion of approximately 22.34 acres (82 single family lots) from the current approved plan.</p> <p>SD0831C – Hunter’s Ridge, Second Plat– On May 21, 2002, the City Plan Commission recommended approval a final plat in District R-1a creating 23 single-family lots on 7.81 acres.</p> <p>SD0831B – Hunter’s Ridge, Second Plat– On February 5, 2002, the City Plan Commission recommended approval a final plat in District R-1a creating 22 single-family lots on 7.81 acres. No Council action.</p> <p>SD0831A – Hunter’s Ridge, First Plat– Ordinance 000350 passed on March 23, 2000 approved a final plat in District R-1a creating 25 single-family lots on 9 acres.</p> <p>SD0831 – Hunter’s Ridge, Preliminary Plat – Ordinance 981076, passed October 15, 1998 approved a preliminary plat in District R-1a creating 129 single-family lots on 39 acres.</p>	<p>Applicants / Proponents</p> <p>Applicant(s) Heather and Toby Sicks</p> <p>City Department City Planning and Development</p> <p>Other</p>	
	<p>Opponents</p> <p>Groups or Individuals None Known</p> <p>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</p> <p>August 4, 2015</p> <p><input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input 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

Case No. 12166-P – City Council Ordinance 981075, passed October 15, 1998 approved a request to rezone 39 acres generally located on N Pontiac Avenue, approximately one-half a mile south of NW Barry Road from District RA (agricultural) to District R-1a (one-family dwellings, medium density).

Policy / Program Impact

<p>Policy or Program Change</p> <p>N/A</p>	<p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>
<p>Operational Impact Assessment</p> <p>N/A</p>	

Finances

<p>Cost & Revenue Projections – Including Indirect Costs</p> <p>N/A</p>	
<p>Financial Impact</p> <p>N/A</p>	
<p>Fund Source and Appropriation Account Costs</p> <p>N/A</p>	
<p>Is it good for the children?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>How will this contribute to a sustainable Kansas City?</p>	<p>This project consists of public and private improvements for 1 single-family residential lot. 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 lot and will provide ample permanent greenspace within the development.</p> <p>Written by Brett A. Cox, PE</p>

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Pam Powell

Date:
August 14, 2015

Reviewed by:
Brett A. Cox, PE, Senior Registered Engineer
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers:

