COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

140164

Ordinance Number

Brief Title

Approving the plat of Kellybrook Fifth Plat, an addition in Kansas City, Clay County, Missouri

Specific Address

Approximately 27 acres generally located south of NE 106th St and east of N Eastern Ave., creating 62 residential lots and 3 tracts.

Reason for Project

This final plat application was initiated by Star Development Corporation, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct 62 single family homes.)

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. 12125-CUP – Ordinance 990163, passed by the City Council on March 25, 1999 approved a preliminary community unit project plan in District R-1a (One Family Dwellings) creating 496 single-family lots and a swimming pool on approximately 191 acres generally located one-half mile west of LP Cookingham Drive on the south side of NE 108th Street.

SD0965 – **Final Plat, Kellybrook First Plat** – Ordinance 020353 passed by City Council on April 4, 2002 approved a final plat in District R-1a creating 73 single-family lots on 33.4 acres.

Case No. 12125-CUP-1 – A request for approval of a final community unit project on 2.1 acres in District R-1a (One Family Dwellings) to allow a stormwater detention facility, walking trails and landscaping in private open space dedicated in lieu of public parkland in Kellybrook First Plat. (Approved by the City Plan Commission on August 19, 2003)

SD0965A – **Final Plat, Kellybrook Second Plat,** – Ordinance. 031365 passed by City Council on December 18, 2003 approved a final plat in District R-1a creating 71 single-family lots, one tract for public parkland and two detention tracts on 26.7 acres.

Sponsor	City Development				
Programs, Departments, or Groups Affected	City-Wide				
	Council District(s) 1 (CL)				
	Other districts (school, etc.) Liberty				
Applicants / Proponents	Applicant(s) Star Development Corporation				
	City Department City Planning and Development Other				
Opponents	Groups or Individuals None Known				
	Basis of Opposition				
Staff Recommendation	For Against Reason Against:				
Board or Commission	By: City Plan Commission				
Recommendation	February 18, 2014				
	Approval Denial Approval, with conditions				
Council Committee Actions	☐ Do Pass ☐ Do Pass (as amended) ☐ Committee Sub. ☐ Without Recommendation				
	☐ Hold☐ Do not pass				

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Case No. 12125-CUP-2 – A request for approval of a final community unit project on 4.3 acres in District R-1a (One Family Dwellings) to allow the development of a swimming pool, playground, walking trails, landscaping and an associated parking lot in private open space dedicated in lieu of public parkland in Kellybrook 1st Plat. (Approved by the City Plan Commission on December 7, 2004)

Case No. 10988-CUP-5 – Ordinance 071163, passed by the City Council on December 6, 2007 approved a preliminary community unit project plan on about 207.7 acres generally located at the southeast corner of NE 108th Street and N. Eastern Avenue in District R-1a (one-family dwellings, medium density), to allow for 465 existing and proposed single-family lots, private open space and an elementary school. Current approved plan.

SD0965B – **Final Plat, Kellybrook Third Plat,** – Ordinance 041321 passed by City Council on December 9, 2004 approved a final plat in District R-1a creating 73 single family lots and one storm water detention tract and one private open space tract on 25.2 acres.

SD0965E – Final Plat – Kellybrook Fourth Plat – Ordinance 101031 passed by the City Council on January 13, 2011 approved a final plat in District R-1a on approximately 2.1 acres generally located on the south side of NE 108th Street, about 500 feet west of N Wallace Ave creating 1 residential lot.

Policy / Program Impact					
Policy or Program Change	No ☐ Yes				
N/A					
Operational Impact Assessment					
N/A					
Finances					
Finances					
Cost & Revenue Projections – Including Indirect Costs					
N/A					
Financial Impact					
N/A					
Fund Source and Appropriation Account Costs					
Is it good for the children?	∑ Yes □ No				

How will this contribute to a sustainable Kansas City?

This project consists of public and private improvements for a residential development on previously undeveloped property. Stream setbacks will be maintained to the limits of the riparian corridor which will preserve the native vegetation and natural waterways. Surface runoff will be conveyed in designed open channels much as possible to allow infiltration and minimize the cost of infrastructure construction, thereby preserving natural and financial resources. A stormwater detention facility will assure that the predevelopment peak discharge rate will not be exceeded after development of the site. Common greenspace areas will be privately maintained. Modern and safe streets will be constructed. New sanitary sewers will be built that infiltration minimize and inflow. Pedestrian friendly sidewalks streetlights will also and constructed. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing appreciation of their properties.

Written by Nikki Dennis

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:

Date:

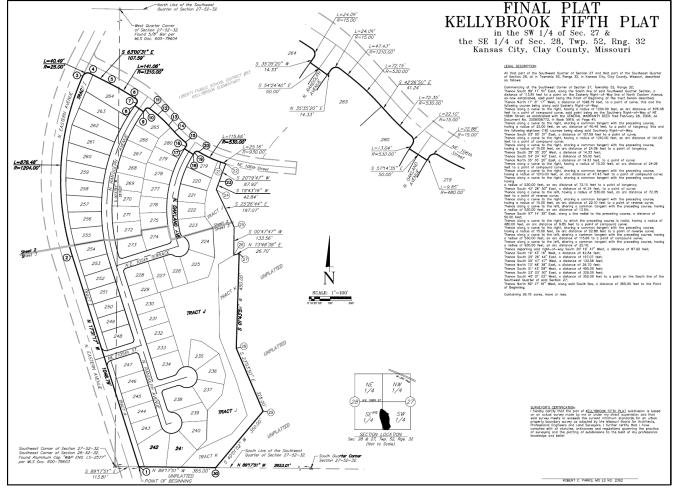
Pam Powell

February 24, 2014

Reviewed by:

Nikki Dennis Land Development Division (LDD) City Planning & Development

Reference or Case Numbers:



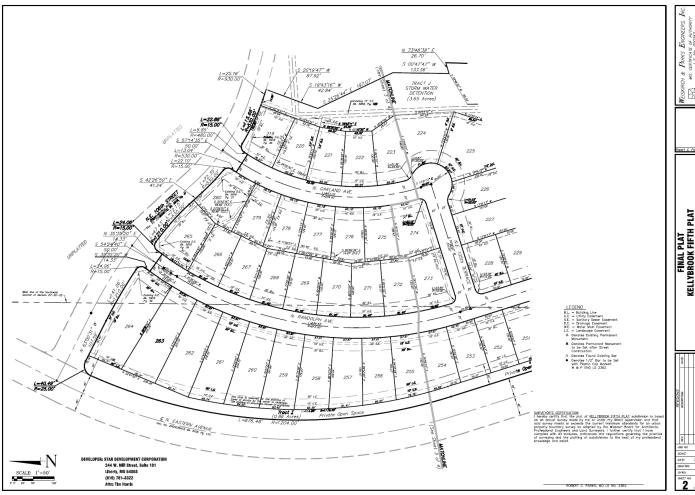
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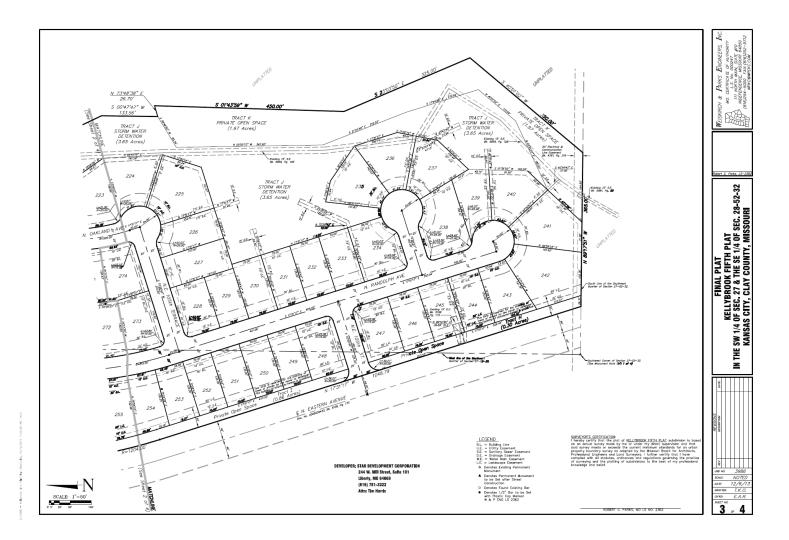
FINAL PLAT
KELLYBROOK FIFTH PLAT
THE SW 1/4 OF SEC, 27 & THE SE 1/4 OF SEC, 28-52-32
KANSAS CITY, CLAY COUNTY, MISSOURI

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All that part of the Southwest Quarter of Section 27 and that part of the Southeast Quarter of Section 28, all in Township 52, Range 32, in Kansas City, Clay County, Missouri, described as follows:

or such an extra order described to the property of the Buddeled Durfel on Indians in State 20 and 10 and 1

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FINAL PLAT KELLYBROOK FIFTH PLAT in the SW 1/4 of Sec. 27 & the SE 1/4 of Sec. 28, Twp. 52, Rng. 32 Kansas City, Clay County, Missouri

	riarious c	,
STREE	ET GRADES	
LOCATION	ELEV.	
N. RAN	ADOLPH AVE.	
O NE. 106th Street	247.3	18
75' S. of NE. 106th Street	245.8	8
475' S. of N.E. 106th Street	259.8	8
675' S. of NE. 106th Street	251.0	
1250' S. of NE. 106th Street	239.5	0
1500' S. of NE. 106th Street	225.7	
1643.89' S. of NE. 106th Street	222.1	5
N. RANDOL	PH AVE. C-D-S	
N. Rondolph Ave.	228.0	1
25' E. of N. Randolph Avenue	227.5	d.
160 E. of N. Rondolph Avenue	225.5	.1
N. OAK	LAND AVENUE	
P NE. 106th Street	237.2	10
40' S. of NE. 106th Street	236.4	40
425' S. of NE. 106th Street	240.2	
523.15' S. of NE. 106th Street (NE 1	05th Terroce) 238.2	19
NE. 10:	5th TERRACE	
N. Randolph Ave.	247.4	
33.15' E. of N. Rondolph Avenue	246.7	5
233.15 E. of N. Rondolph Avenue	236.7	
310' E. of N. Rondolph Avenue (N. Oo	kland Avenue) 238.2	.9
NE. 1	O5th STREET	
O N. Eastern Avenue	246.2	
75' E. of N. Eastern Avenue	244.7	
200' E. of N. Eastern Avenue	238.4	5
N. Randolph Avenue	239.0	17

The street grades for the adjoining portions of N. Randolph Avenue and N. Ockland Avenue were established with the CENERAL WARRANTY DEED filed February 28, 2008, as Document No. 200806772, in Book 5918, at Page 41;

nas counsel the same to be advisible in the moment when we the SELL-REGION_EPPL And devictions with the horselful to be used.

LESTINGES. Are summed in investig system to Konsuc Clsy, Mansuc, for the SELL-REGION_EPPL And devices with the SELL-REGION_EPPL in the SELL-REG

STREET DEDICATION: Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

RESTRICTED ACCESS: No vehicular access anto N. Eastern Avenue from Lats 242 through 264 is permitted.

Eosting 850,696,988 850,690,756 850,615,948 850,622,577 850,685,575 850,682,842 850,693,842 850,693,842 850,793,692 850,793,992 850,793,992 850,793,992 850,793,992 850,793,992 850,793,992 850,793,992 850,793,992 850,794,927

Point Northing

1 345,678.832
2 345,983,843
3 346,244.465
4 346,248.133
5 346,221.554
6 346,221.554
7 346,205.589
8 346,207.537
9 346,198.220
10 346,198.220
11 346,198.251
12 346,188.155
14 346,185.56

QEDICATION: The undersigned proprietors of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying jots, which subdivided shell be hereafter be known as KELLYBROOK FIFTH PLAT.

<u>BUILDING LINES</u>: Building lines or setbock lines are hereby established, as shown on the accompanying plot, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

LANDSCAPE SUFFER ZONE: This strip is reserved for the plonting of trees or shrubs by the owner or developer. The building of structures hereon is prohibited.

PARKLAND: The porkland requirement for this plot was satisfied with the Parkland Dedication for Samerbrook Third Plot in accordance with the Community Lett Plan, pursuant to the requirements set forth in Section 66.128, Code of General Ordinances.

Code of terrind trifendinces. The right of entrance and agrees in travel along any street or sink, within the businesse of the property, it briefly granted to provide the property is briefly granted to provide the provide to the provide to the provide to provide the provide to the provide to any provide the open of the provide t

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State of Missouri) s.s.

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IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

Notary Public

PUBLIC WORKS DEPARTMENT

Chairman City Engineer
Babette Macy Raiph S. Davis, P.E. Assistant Secretary Diane M. Binckley Director Sherri K. McIntyre, P.E.

Mayor Sylvester "Sly" James Jr.

City Clerk Marilyn Sanders

DEVELOPER: STAR DEVELOPMENT CORPORA 244 W. Mill Street, Sulte 101 Liberty, MO 64068 (816) 781-3322 Attn: Tim Harris

| Defendance| |

SUBJECTIONS. CORRECATION
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properly boundary survey or adopted by the Missouri Board for Architects.
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all surveying one the printing of subdivisions to the best of my professional
knowledge can be the prelessional knowledge can be the surveying certification.

ROBERT C. PARKS, MO LS NO. 2362

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FINAL PLAT KELLYBROOK FIFTH PLAT SW 1/4 OF SEC, 27 & THE SE 1/4 OF SEC, 28-52-32 Kansas City, Clay County, Missouri 뿔

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STATE PLANE TRAVERSE TABLE

_NOTE:
THE BEARMOS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI STATE
PLANE COORDINATE SYSTEM (1983 AND AS AMENDED), WEST ZONE AND USING A
COMBINED GRID FACTOR OF 0.9998974. THE COORDINATES ARE LISTED IN METERS.