

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

<p>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.</p>	<p>Sponsor City Development</p>
<p>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.)</p>	<p>Programs, Departments, or Groups Affected City-Wide Council District(s) 1 (CL) Other districts (school, etc.) Liberty</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>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.</p> <p>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.</p> <p>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)</p> <p>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.</p>	<p>Applicants / Proponents Applicant(s) Star Development Corporation City Department City Planning and Development Other</p> <p>Opponents Groups or Individuals None Known Basis of Opposition</p> <p>Staff Recommendation <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p> <p>Board or Commission Recommendation By: City Plan Commission February 18, 2014 <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> Approval, with conditions</p> <p>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</p>

Details

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 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 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 as 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 pre-development 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 minimize infiltration and inflow. Pedestrian friendly sidewalks and streetlights will also be constructed. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing appreciation of their properties.</p> <p>Written by Nikki Dennis</p>
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Project Start Date

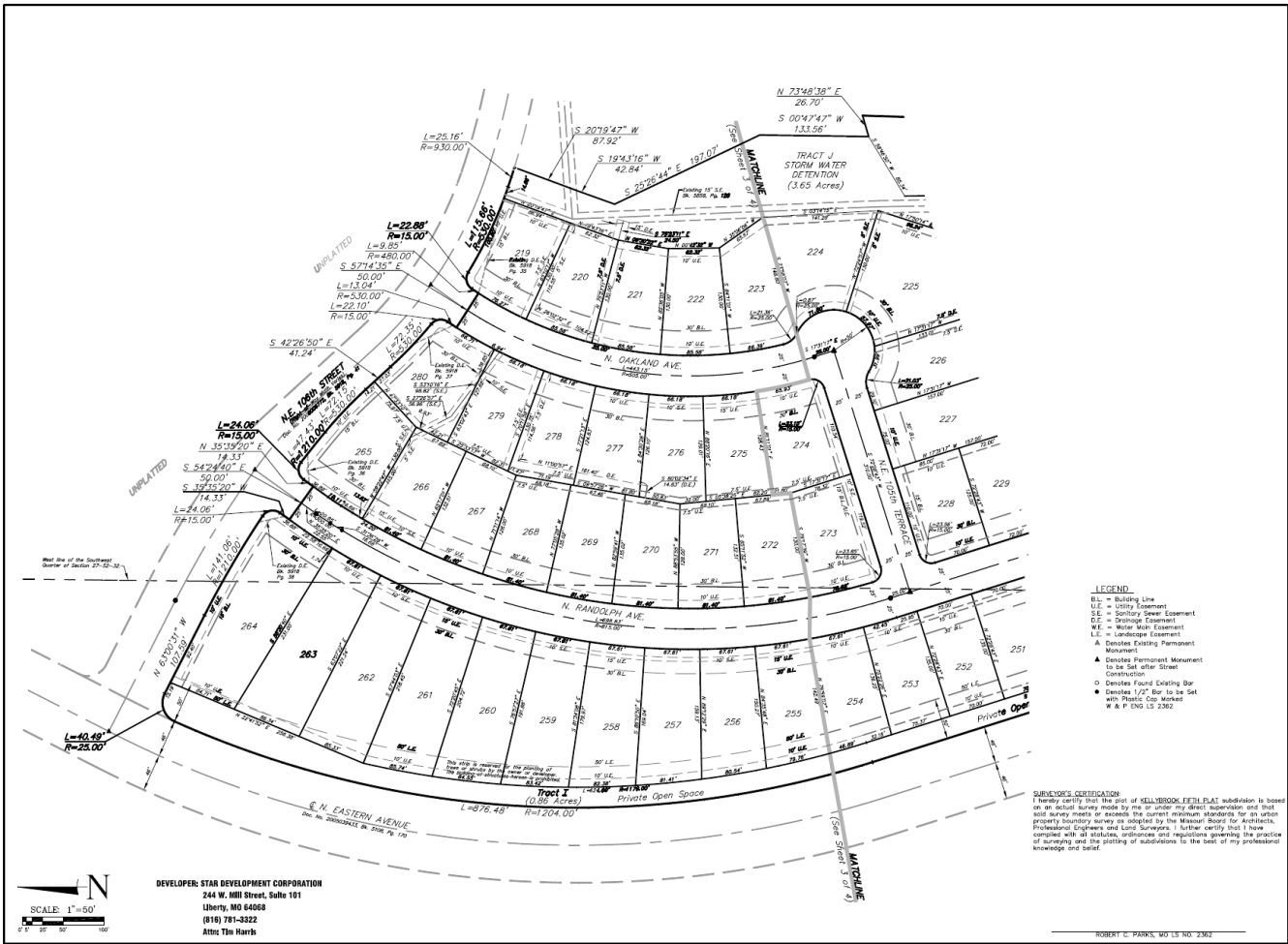
Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Pam Powell

Date:
February 24, 2014

Reviewed by:
Nikki Dennis
Land Development Division (LDD)
City Planning & Development

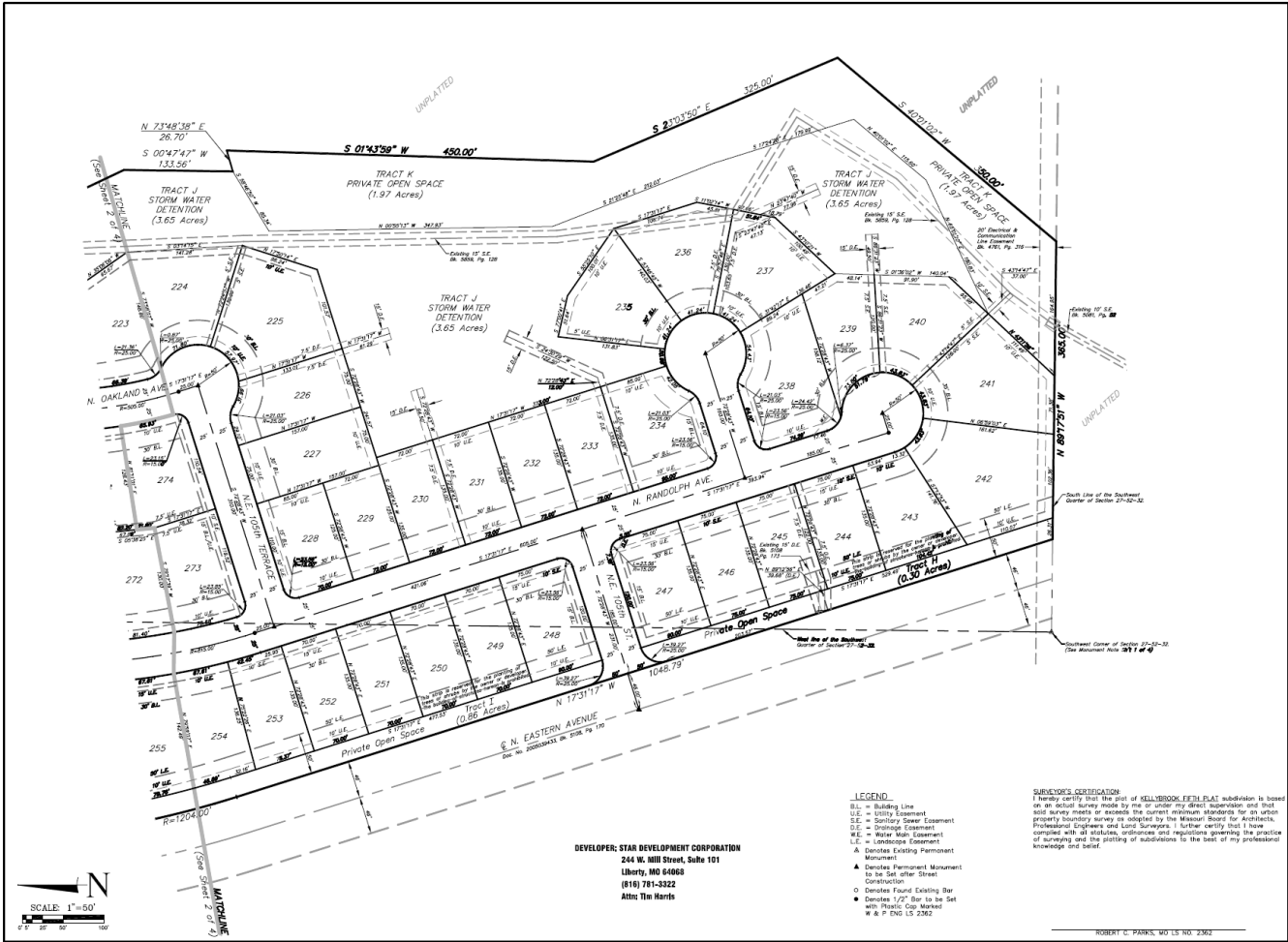
Reference or Case Numbers:



WEIDENRICH & PARKS ENGINEERS, INC.
 MO. LICENSED SURVEYOR
 171 NORTH MAIN, SUITE #100
 LIBERTY, MISSOURI 64068
 (816) 254-3000 FAX (816) 252-8712
 www.wepark.com

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

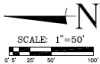
DATE	
BY	
REVISION	
JOB NO.	3986
STATUS	NOTED
DATE	12/6/13
DESIGN	E.A.R.
SCALE	AS SHOWN
DATE	2
BY	4



DEVELOPER: STAR DEVELOPMENT CORPORATION
 244 W. Hill Street, Suite 101
 Liberty, MO 64068
 (816) 781-3322
 Attn: Tim Harris

- LEGEND**
- B.L. = Building Line
 - U.E. = Utility Easement
 - S.E. = Setback Easement
 - D.E. = Driveway Easement
 - W.E. = Water Main Easement
 - L.E. = Landscape Easement
 - A = Existing Permanent Monument
 - ▲ = Denotes Permanent Monument to be Set after Street Construction
 - = Denotes Found Existing Bar
 - = Denotes 1/2" Bar to be Set with Plastic Cap Marked W & P. ENCL. LS 2362

SURVEYOR'S CERTIFICATION
 I hereby certify that the plat of KELLYBROOK FIFTH PLAT subdivision is based on the actual survey made by me or under my direct supervision and that said survey meets or exceeds the current minimum standards for an urban property boundary survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the printing of subdivisions to the best of my professional knowledge and belief.



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DATE	
BY	
REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
JOB NO.	3986
STATUS	NOTED
DATE	12/6/13
DRAWN	E.A.R.
CHECKED	E.A.R.
SCALE	AS SHOWN

ROBERT C. PARKS, MO LS NO. 2362

