

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

Ordinance Number

**Brief Title**

Approving the plat of Pine Grove Pointe 4<sup>th</sup> Plat, an addition in Kansas City, Clay County, Missouri

<p><b>Specific Address</b> Approximately 24.07 acres generally located at N.E. 103<sup>rd</sup> Street and N.E. Pine Grove Drive, creating 63 lots and 6 tracts.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;"><b>Sponsor</b></td> <td>Jeffrey Williams, AICP, Director Department of City Planning &amp; Development</td> </tr> <tr> <td><b>Programs, Departments, or Groups Affected</b></td> <td><b>City-Wide</b>  <b>Council District(s)</b> 1 (CL) – Hall, O’Neill  <b>Other districts (school, etc.)</b>  North Kansas City</td> </tr> <tr> <td><b>Applicants / Proponents</b></td> <td><b>Applicant(s)</b> Robertson Properties, Inc.  <b>City Department</b> City Planning and Development  <b>Other</b></td> </tr> <tr> <td><b>Opponents</b></td> <td><b>Groups or Individuals</b> None Known  <b>Basis of Opposition</b></td> </tr> <tr> <td><b>Staff Recommendation</b></td> <td><input checked="" type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <b>Reason Against:</b></td> </tr> <tr> <td><b>Board or Commission Recommendation</b></td> <td><b>By: City Plan Commission</b>  March 16, 2021  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</td> </tr> <tr> <td><b>Council Committee Actions</b></td> <td><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</td> </tr> </table>	<b>Sponsor</b>	Jeffrey Williams, AICP, Director Department of City Planning & Development	<b>Programs, Departments, or Groups Affected</b>	<b>City-Wide</b>  <b>Council District(s)</b> 1 (CL) – Hall, O’Neill  <b>Other districts (school, etc.)</b>  North Kansas City	<b>Applicants / Proponents</b>	<b>Applicant(s)</b> Robertson Properties, Inc.  <b>City Department</b> City Planning and Development  <b>Other</b>	<b>Opponents</b>	<b>Groups or Individuals</b> None Known  <b>Basis of Opposition</b>	<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <b>Reason Against:</b>	<b>Board or Commission Recommendation</b>	<b>By: City Plan Commission</b>  March 16, 2021  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions	<b>Council Committee Actions</b>	<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
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<p><b>Reason for Project</b> This final plat application was initiated by Robertson Properties, Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct 63 single family homes.)</p>															
<p><b>Discussion</b> 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><b>PREVIOUS CASES:</b></p> <p><b>Case No. 12209-P-14</b> – Ordinance No. 170259 was passed by the City Council on April 27, 2017 and approved an amendment to a previously approved preliminary development plan (Pine Grove) that allowed for 655 single family residential lots on approximately 262 acres generally located west of N. Hardesty and on the north and south sides of N.E. Pine Grove Drive to allow for an amendment to the portion of the plan for Pine Grove Meadows Phase 4-8 which also serves as a preliminary plat.</p> <p><b>Case No. CD-AA-2021-00023</b> – On March 4, 2021, the Director of City Planning &amp; Development approved a minor amendment to an approved development plan (Chapter 80 CUP) to allow for overall site modification and phasing changes on about 262 acres generally located on the east side of N. Hardesty Avenue, on both sides of NE Pine Grove Drive.</p> <p>This final plat is in substantial conformance with the approved development plan.</p>															

**Details**

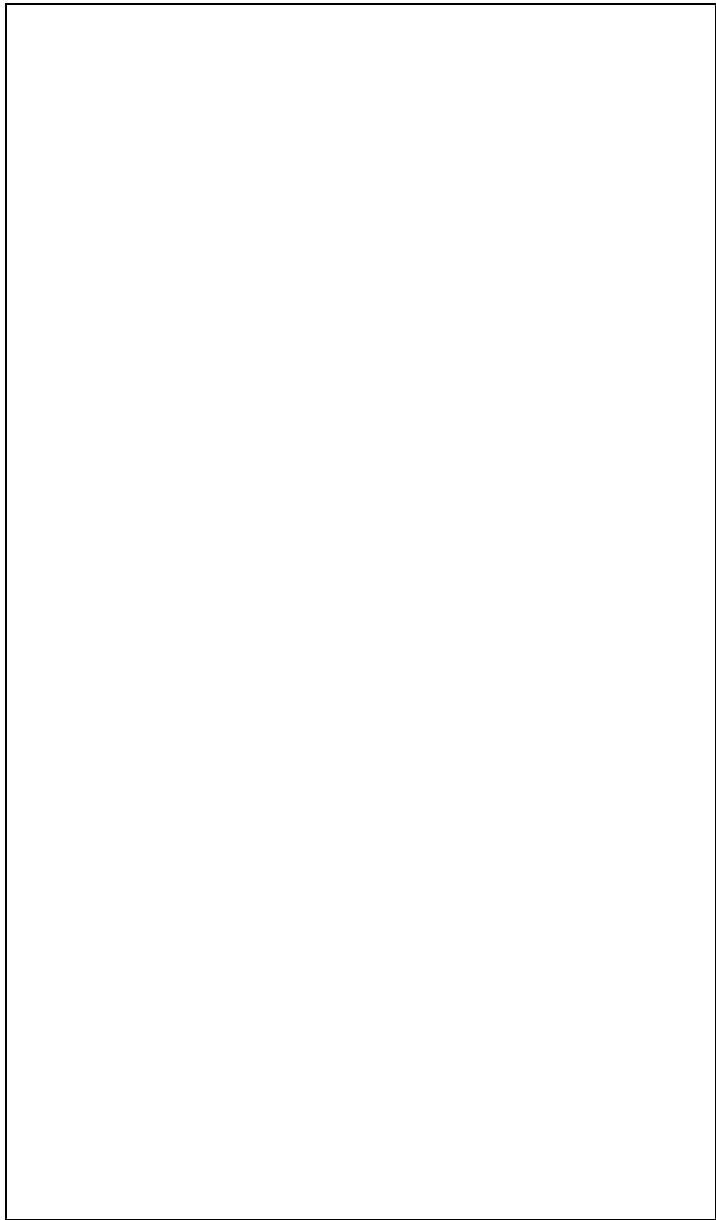
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**Policy / Program Impact**

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

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b>  N/A	
<b>Financial Impact</b>  N/A	
<b>Fund Source and Appropriation Account Costs</b>  N/A	
<b>Is it good for the children?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



<b>How will this contribute to a sustainable Kansas City?</b>	<p>This project consists of public and private improvements for a 63 lot single-family residential development, five private open space tracts and one storm water detention tract on approximately 24 acres of previously undeveloped property. 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 A. Kaspar, PE</p>
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**Fact Sheet Prepared by:**  
Pam Powell  
Principal Engineering Technician

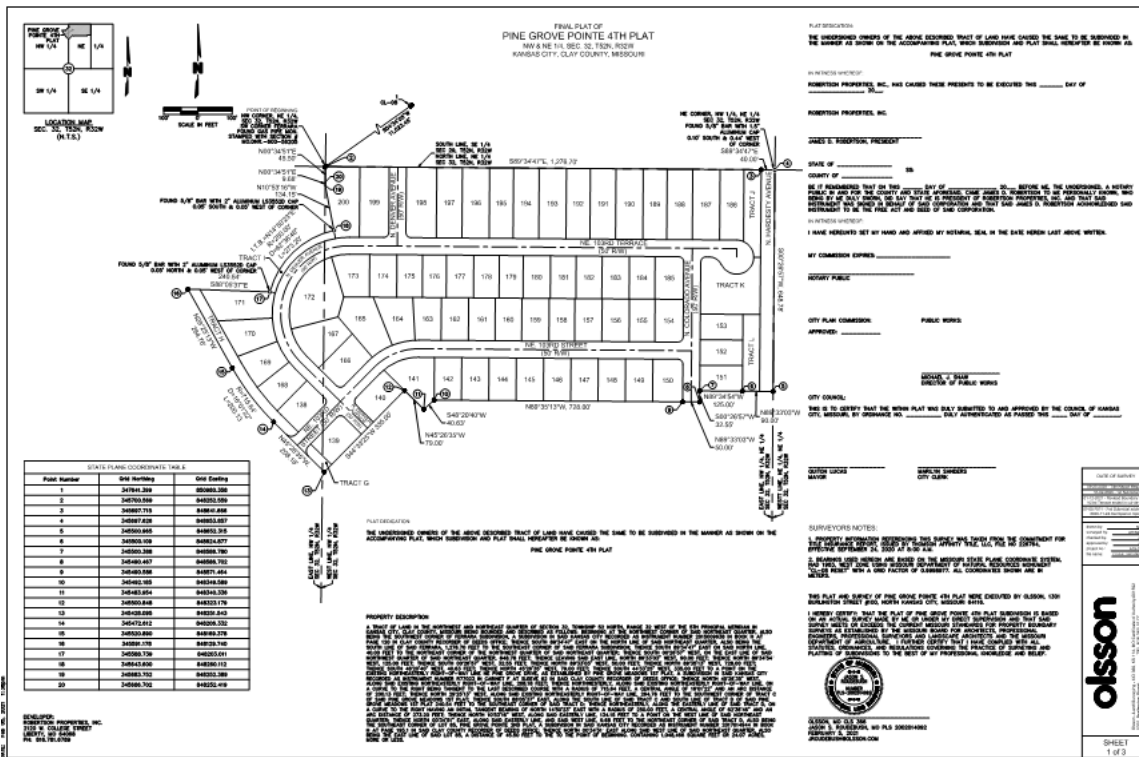
**Date:**  
March 23, 2021

**Reviewed by:**  
Lucas A. Kaspar, PE  
Plans Review Supervisor  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:**  
Case No. CD-AA-2021-00023 Administrative Amendment

Case No. 12209-P-14 Preliminary Plat

Case No. CLD-FnPlat-2020-00038 Final Plat



SEVERAL-STATE CONFORMANCE TABLE

Plot Number	Old Number	Old Entry
1	24791.309	840083.309
2	24792.309	840083.309
3	24793.309	840083.309
4	24794.309	840083.309
5	24795.309	840083.309
6	24796.309	840083.309
7	24797.309	840083.309
8	24798.309	840083.309
9	24799.309	840083.309
10	24800.309	840083.309
11	24801.309	840083.309
12	24802.309	840083.309
13	24803.309	840083.309
14	24804.309	840083.309
15	24805.309	840083.309
16	24806.309	840083.309
17	24807.309	840083.309
18	24808.309	840083.309
19	24809.309	840083.309
20	24810.309	840083.309

**PROPERTY DESCRIPTION**

A TRACT OF LAND IN THE CITY OF KANSAS, MISSOURI, BEING THE UNDIVIDED INTEREST OF THE ABOVE DESCRIBED TRACT OF LAND AND CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAN, WHICH DESCRIBES SAID TRACT OF LAND AS BEING AS FOLLOWS:

**PLAT DESIGNATION**

THE UNDIVIDED INTEREST OF THE ABOVE DESCRIBED TRACT OF LAND AND CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAN, WHICH DESCRIBES SAID TRACT OF LAND AS BEING AS FOLLOWS:

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**SURVEYOR'S NOTES**

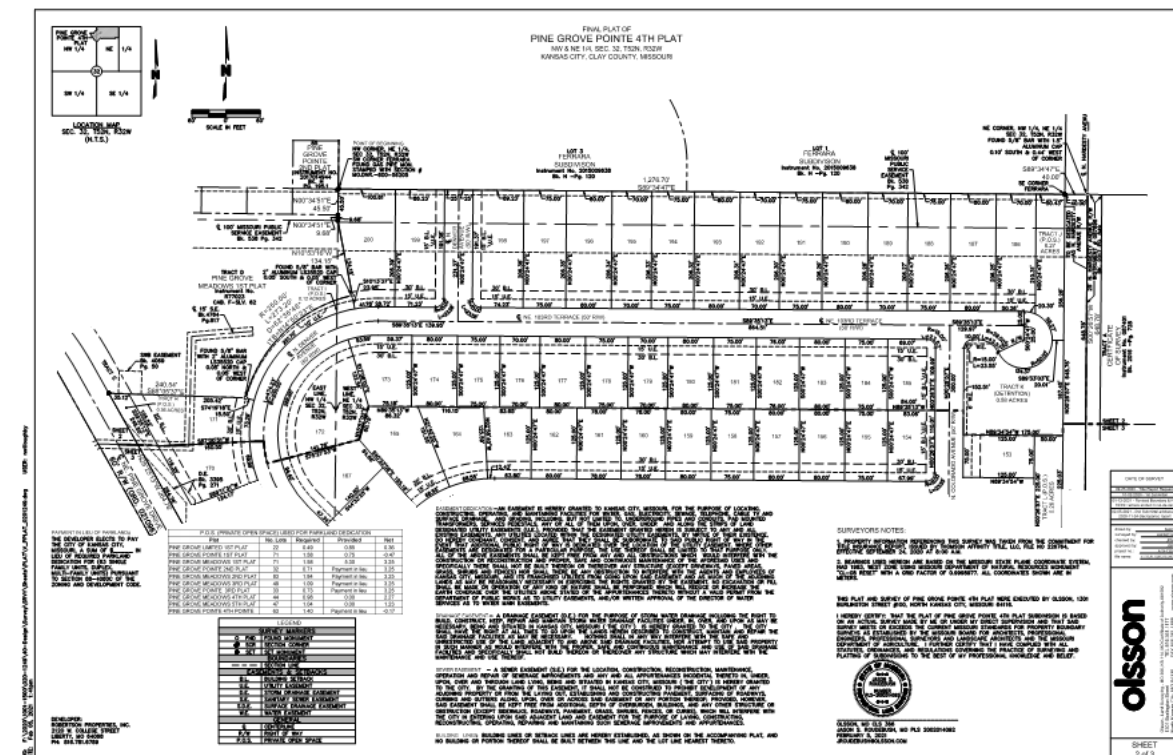
1. PROPERTY REPRESENTED HEREON HAS BEEN PLANNED BY THE SURVEYOR FOR THE CITY OF KANSAS, MISSOURI, BEING THE UNDIVIDED INTEREST OF THE ABOVE DESCRIBED TRACT OF LAND AND CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAN, WHICH DESCRIBES SAID TRACT OF LAND AS BEING AS FOLLOWS:

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**olsson**

DATE OF SHEET

SHEET 1 of 3



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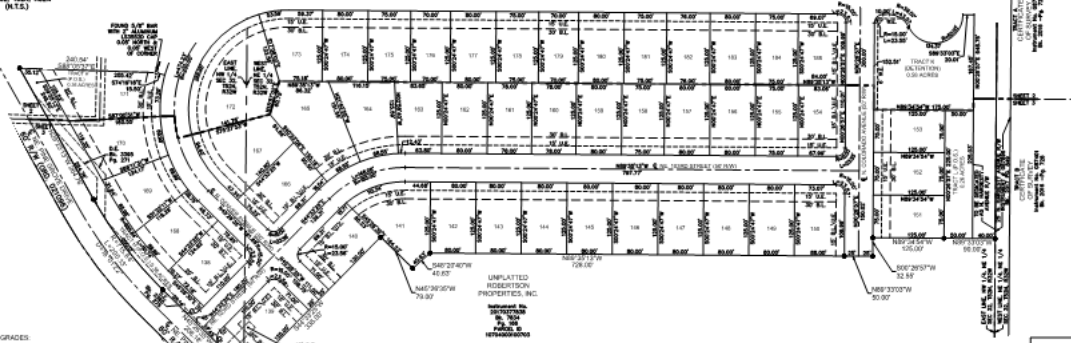
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**olsson**

DATE OF SHEET

SHEET 2 of 3

FINAL PLAN OF  
PINE GROVE POINTE 4TH PLAT  
NW & NE 1/4, SEC. 32, T25N, R22W  
KANSAS CITY, CLAY COUNTY, MISSOURI



STREET GRADES

Street grades for a portion of N 103RD AVENUE have been provided and shall be subject to approval by the Missouri Department of Transportation. Street grades for a portion of NE Pine Grove Drive have been provided and shall be subject to approval by the Missouri Department of Transportation. Street grades for a portion of NE 103RD STREET have been provided and shall be subject to approval by the Missouri Department of Transportation.

N 103RD AVENUE/NE 103RD TERRACE

GRADE POINT	ELEV.	DESC.	V.C.T.
1847.47	88.71	SW	
1848.97	88.71	SW	15+00.00 NE 103RD STREET
1849.97	88.71	SW	
1850.97	88.71	SW	
1851.97	88.71	SW	
1852.97	88.71	SW	
1853.97	88.71	SW	
1854.97	88.71	SW	
1855.97	88.71	SW	
1856.97	88.71	SW	
1857.97	88.71	SW	
1858.97	88.71	SW	
1859.97	88.71	SW	
1860.97	88.71	SW	
1861.97	88.71	SW	
1862.97	88.71	SW	
1863.97	88.71	SW	
1864.97	88.71	SW	
1865.97	88.71	SW	
1866.97	88.71	SW	
1867.97	88.71	SW	
1868.97	88.71	SW	
1869.97	88.71	SW	
1870.97	88.71	SW	
1871.97	88.71	SW	
1872.97	88.71	SW	
1873.97	88.71	SW	
1874.97	88.71	SW	
1875.97	88.71	SW	
1876.97	88.71	SW	
1877.97	88.71	SW	
1878.97	88.71	SW	
1879.97	88.71	SW	
1880.97	88.71	SW	
1881.97	88.71	SW	
1882.97	88.71	SW	
1883.97	88.71	SW	
1884.97	88.71	SW	
1885.97	88.71	SW	
1886.97	88.71	SW	
1887.97	88.71	SW	
1888.97	88.71	SW	
1889.97	88.71	SW	
1890.97	88.71	SW	
1891.97	88.71	SW	
1892.97	88.71	SW	
1893.97	88.71	SW	
1894.97	88.71	SW	
1895.97	88.71	SW	
1896.97	88.71	SW	
1897.97	88.71	SW	
1898.97	88.71	SW	
1899.97	88.71	SW	
1900.97	88.71	SW	

NE 103RD STREET

GRADE POINT	ELEV.	DESC.	V.C.T.
1842.00	88.66	SW	
1843.00	88.66	SW	
1844.00	88.66	SW	
1845.00	88.66	SW	
1846.00	88.66	SW	
1847.00	88.66	SW	
1848.00	88.66	SW	
1849.00	88.66	SW	
1850.00	88.66	SW	
1851.00	88.66	SW	
1852.00	88.66	SW	
1853.00	88.66	SW	
1854.00	88.66	SW	
1855.00	88.66	SW	
1856.00	88.66	SW	
1857.00	88.66	SW	
1858.00	88.66	SW	
1859.00	88.66	SW	
1860.00	88.66	SW	
1861.00	88.66	SW	
1862.00	88.66	SW	
1863.00	88.66	SW	
1864.00	88.66	SW	
1865.00	88.66	SW	
1866.00	88.66	SW	
1867.00	88.66	SW	
1868.00	88.66	SW	
1869.00	88.66	SW	
1870.00	88.66	SW	
1871.00	88.66	SW	
1872.00	88.66	SW	
1873.00	88.66	SW	
1874.00	88.66	SW	
1875.00	88.66	SW	
1876.00	88.66	SW	
1877.00	88.66	SW	
1878.00	88.66	SW	
1879.00	88.66	SW	
1880.00	88.66	SW	
1881.00	88.66	SW	
1882.00	88.66	SW	
1883.00	88.66	SW	
1884.00	88.66	SW	
1885.00	88.66	SW	
1886.00	88.66	SW	
1887.00	88.66	SW	
1888.00	88.66	SW	
1889.00	88.66	SW	
1890.00	88.66	SW	
1891.00	88.66	SW	
1892.00	88.66	SW	
1893.00	88.66	SW	
1894.00	88.66	SW	
1895.00	88.66	SW	
1896.00	88.66	SW	
1897.00	88.66	SW	
1898.00	88.66	SW	
1899.00	88.66	SW	
1900.00	88.66	SW	

CURVE TABLE

CHORD BEARING	CHORD DIST.	ARC DIST.	ANGLE
S 89° 59' 59" W	110.00	110.00	90° 00' 00"
S 89° 59' 59" W	110.00	110.00	90° 00' 00"
S 89° 59' 59" W	110.00	110.00	90° 00' 00"
S 89° 59' 59" W	110.00	110.00	90° 00' 00"

PROPOSED EASEMENTS

NO.	DESCRIPTION	AREA
1	DRIVE EASEMENT	100.00
2	DRIVE EASEMENT	100.00
3	DRIVE EASEMENT	100.00
4	DRIVE EASEMENT	100.00
5	DRIVE EASEMENT	100.00
6	DRIVE EASEMENT	100.00
7	DRIVE EASEMENT	100.00
8	DRIVE EASEMENT	100.00
9	DRIVE EASEMENT	100.00
10	DRIVE EASEMENT	100.00
11	DRIVE EASEMENT	100.00
12	DRIVE EASEMENT	100.00
13	DRIVE EASEMENT	100.00
14	DRIVE EASEMENT	100.00
15	DRIVE EASEMENT	100.00
16	DRIVE EASEMENT	100.00
17	DRIVE EASEMENT	100.00
18	DRIVE EASEMENT	100.00
19	DRIVE EASEMENT	100.00
20	DRIVE EASEMENT	100.00

UNPLATTED ROBERTSON PROPERTIES, INC. 43.00

UNPLATTED ROBERTSON PROPERTIES, INC. 79.97

UNPLATTED ROBERTSON PROPERTIES, INC. 50.00

**SURVEYOR'S NOTES**

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MISSOURI SURVEYING ACT AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MISSOURI SURVEYING ACT AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING.

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**olsson**

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SHEET 3 of 3