COMMUNITY PROJECT/ZONING
Ordinance Fact Sheet

220536
Ordinance Number

Brief Title

Approving the plat of Ashton Farms 1st Plat, an addition in Kansas City, Jackson County, Missouri

Specific Address
Approximately 14.83 acres generally located on the south side of East US 40 Highway approximately 1500 feet west of Lee's Summit Road. Creating 38 lots and 3 tracts.

Reason for Project
This final plat application was initiated by Ashton Farms Development LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 38 lot duplex home subdivision.)

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.

CONTROLLING CASE
Case No. CD-CPC-2021-00240- Ordinance 220246 – On March 3, 2022 City Council approved a Development Plan, with associated Preliminary Plat, to allow for the development of duplexes on 122 lots, creating 244 units.

Sponsor	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments, or Groups Affected	**City-Wide** **Council District(s)** 5(JA) Barnes, Parks-Shaw **Other districts (school, etc.)** Independence 160
Applicants / Proponents	**Applicant(s)** Ashton Farms Development, LLC **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 Recommendation	**By: City Plan Commission** June 7, 2022 ☐ Approval ☐ Denial ☒ Approval, with conditions
Council Committee Actions	☐ Do Pass ☐ Do Pass (as amended) ☐ Committee Sub. ☐ Without Recommendation ☐ Hold ☐ Do not pass

Details

Policy / Program Impact

Policy or Program Change N/A	☒ No ☐ 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?	☒ Yes ☐ No

	How will this contribute to a sustainable Kansas City?	This project consists of platting private improvements on 38 acres of undeveloped property for a subdivision of duplexes. The pre-development storm water peak discharge rate and volume will not be exceeded after development of the site. The improvements will improve the overall aesthetics of the site and provide affordable housing. Written by Lucas Kaspar, PE

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: February 28, 2022

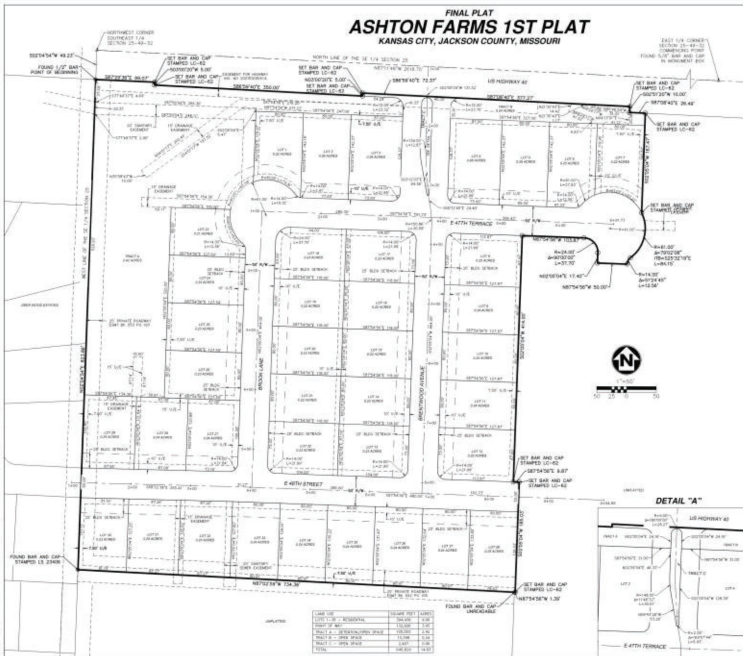
Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: **CLD-FnPlat-2022-00022**

FINAL PLAT

ASHTON FARMS 1ST PLAT

KANSAS CITY, JACKSON COUNTY, MISSOURI



SURVEYED DESCRIPTION

PLAT DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as "ASHTON FARMS — 1ST PLAT".

STREET DEDICATION

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

EASEMENT DEDICATION

RIGHT OF ENTRANCE

FLOOD ZONE DESIGNATION

MAINTENANCE OF TRACTS

STREET GRADES

PRIVATE OPEN SPACE

RESTRICTED ACCESS

BUILDING LINES

PRIVATE OPEN SPACE

MISSOURI STATE PLANE COORDINATE TRAVERSE

LOCATION MAP

SECTION 25, TOWNSHIP 49, RANGE 32
JACKSON COUNTY, MISSOURI
NOT TO SCALE

LEGEND

ANDERSON ENGINEERING

EMPLOYEE OWNED

FINAL PLAT

ASHTON FARMS 1ST PLAT

SECTION 25 TOWNSHIP 49 NORTH RANGE 32 WEST

SHEET NUMBER

1 OF 1