

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

Ordinance Number

Brief Title

Approving the plat of Tyson Summit 1ST Plat, Lots 1-24 & Tracts A Thru D, an addition in Kansas City, Jackson County, Missouri

Specific Address Approximately 9.22 acres generally located at the northeast corner of I-435 both sides of Eastern Avenue and 55th Street, creating 24 lots and 4 tracts.	Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development
Reason for Project This final plat application was initiated by Tyson Company, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 24 lot residential subdivision.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 3(JA) Robinson - Ellington Other districts (school, etc.) Raytown 150
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. 5604-P-3 - Ordinance No. 180399 passed by City Council on June 7, 2018, approved a development plan about 48 acres in District R-2.5 (Residential dash 2.5) to allow for 141 single family residential lots.	Applicants / Proponents Applicant(s) Tyson Company, 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 January 15, 2021 ☐ 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 public and private improvements for a 42 lot single-family residential development, and four private open space tracts on approximately 19.85 acres of previously undeveloped property. There is also an existing storm water detention facility constructed by an earlier plat. 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. Written by Lucas Kaspar, PE
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: March 15, 2021

Reviewed by:

Lucas Kaspar, PE,
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2020-00031

FINAL PLAT OF
TYSON SUMMIT 1ST PLAT
LOTS 1-24 & TRACTS A THRU D
A PART OF THE NW 1/4 SEC. 31-49-32 & A
PART OF THE NE 1/4 SEC. 36-49-33
KANSAS CITY, JACKSON COUNTY, MISSOURI
CLASS OF SURVEY-URBAN

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 "TYSON SUMMIT 1ST PLAT, LOTS 1 THRU 24 & TRACTS A THRU D".

EASEMENT DEDICATION:
AN EASEMENT OF HERETOFOR GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAID MAINTAINED TRANSMISSIONS, SERVICES, FACILITIES, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (ULEs), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, OR ANY OF THEM, OR ANY COEXISTENCE, OR HERETOFORE, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DESIGNATED WHERE THE LOCATION OF THE UTILITY EASEMENTS WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE ABOVE SAID UTILITIES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREABOUT ANY STRUCTURE, EXCEPT DRAINAGE, PAVED AREAS, GRASS, SHUBS AND TREES, NOR SHALL THERE BE ANY OBSTRUCTIONS TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE EASEMENT AS MAY BE REQUIRED FOR SUCH PURPOSES. THE EASEMENTS GRANTED HEREIN SHALL BE IN FULL FORCE AND EFFECT UNTIL THE CITY OF KANSAS CITY, MISSOURI, SHALL BE MADE OR OPERATED OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EXISTING COVERAGE OF THE UTILITY EASEMENTS OR THE APPEARANCES THEREOF WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC SERVICES AS TO OTHER EASEMENTS.

STREETS:
STREETS SHOWN HEREON AND NOT HERETOFORE DESIGNATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

BUILDING EASEMENTS:
BUILDING LINES OF LOTBACK LOTS ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

UNDESIRABLE NOISE LEVELS:
THE AREA DESCRIBED HEREIN LIES ADJACENT TO INTERSTATE 435, AS SUCH, SUCH DEDICATION MAY BE SUBJECT TO UNDESIRABLE NOISE LEVELS DUE TO TRAFFIC GENERATION. APPROPRIATE MEASURES SHOULD BE TAKEN THROUGH ACOUSTICAL SITE PLANNING AND/OR ACOUSTICAL CONSTRUCTION TO REDUCE THE IMPACT OF INTERSTATE NOISE LEVELS.

MONEY IN LIEU OF PARKING:
THE DEVELOPER AGREES TO PAY TO THE CITY OF KANSAS CITY, MISSOURI A SUM OF \$10,000.00 IN LIEU OF REQUIRED PARK LAND DEDICATION FOR 24 SINGLE FAMILY LOTS PURSUANT TO SECTION 64-1.02, CODE OF GENERAL ORDINANCES, AS AMENDED.

MAINTENANCE OF TRACTS:
TRACT 1 IS TO BE USED FOR STORM WATER DETENTION AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE COVENANT TO MAINTAIN STORM WATER DETENTION FACILITY AGREEMENT RECORDED SIMULTANEOUSLY WITH THIS PLAT. TRACT 1 IS LOCATED WITHIN STREET RIGHT OF WAY AND ARE HEREBY DESIGNATED AS OPEN GREEN SPACE AND TRACTS 2 AND 3 ARE TO BE USED FOR SOIL REMEDIATION. TRACTS 1, 2, AND 3 SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE DECLARATION OF RESTRICTIONS RECORDED SIMULTANEOUSLY WITH THIS PLAT.

VEHICULAR ACCESS:
NO VEHICULAR ACCESS ONTO 56TH STREET FROM LOTS 1 AND 24, AND NO VEHICULAR ACCESS ONTO INTERSTATE 435 FROM LOTS 1 THRU 12.

BUFFER STRIP:
THIS STRIP RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNER OR DEVELOPER, THE BUILDING OF STRUCTURES HEREON IS PROHIBITED.

DESCRIPTION:
A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 49, RANGE 33 AND A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 49, RANGE 32 ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 13, BLOCK 9, VINEYARD HILLS EAST, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 435, THENCE NORTH 89 DEGREES 23 MINUTES 39 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 13, 17.08 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF EASTERN AVENUE, THENCE SOUTH 89 DEGREES 23 MINUTES 42 SECONDS EAST ALONG THE SOUTH LINE AND THE EXTENSION THEREOF OF LOT 1, BLOCK 7 OF SAID SUBDIVISION, 14.51 FEET, THENCE SOUTH 89 DEGREES 23 MINUTES 18 SECONDS WEST, 40.05 FEET, THENCE SOUTH 89 DEGREES 23 MINUTES 42 SECONDS EAST, 25.37 FEET, THENCE SOUTH 89 DEGREES 23 MINUTES 11 SECONDS WEST, 427.54 FEET, THENCE SOUTH 89 DEGREES 23 MINUTES 42 SECONDS WEST, 154.53 FEET, THENCE SOUTH 89 DEGREES 23 MINUTES 18 SECONDS WEST, 214.81 FEET TO A POINT ON THE CENTERLINE OF EAST 56TH STREET, THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 49, RANGE 32, THENCE NORTH 89 DEGREES 23 MINUTES 42 SECONDS WEST ALONG SAID LINE, 157.50 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 89 DEGREES 23 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 49, RANGE 33, 150.53 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 435, THENCE NORTH 89 DEGREES 23 MINUTES 42 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, 1058.20 FEET, THENCE NORTH 89 DEGREES 23 MINUTES 42 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, 154.84 FEET TO THE POINT OF BEGINNING, CONTAINING 122 ACRES, MORE OR LESS.

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT, HAVE HEREUNTO SUBSCRIBED THEIR NAME, THIS DAY OF _____, 2020.

FATH DEVELOPERS, LLC
FOREST E. TYSON, JR., MANAGER OF TYSON, JR. COMPANY, LLC

STATE OF MISSOURI
COUNTY OF JACKSON

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FOREST E. TYSON, JR., MANAGER OF TYSON, JR. COMPANY, LLC, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON DESCRIBED IN AND WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIRMED MY SEAL ON THE LAST DAY AND YEAR WRITTEN ABOVE.

NOTARY PUBLIC IN AND FOR THE SAID ABOVE COUNTY AND STATE

MY COMMISSION EXPIRES:

PUBLIC WORKS:

PLANNING COMMISSION:

DIRECTOR - SHERIE K. MCNEVRE, P.E.

APPROVED DATE: JANUARY 02, 2018

SECRETARY:

CITY COUNCIL:

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "TYSON SUMMIT 1ST PLAT, LOTS 1 THRU 24 AND TRACT A THRU D", WAS DULY SUBMITTED AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. _____, DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____, 2020.

MAYOR - DOROTHY LUCAS

APPROVED BY JACKSON COUNTY GIS DEPARTMENT

CITY CLERK - MARILENE SANDERS

CITY CLERK - MARILENE SANDERS

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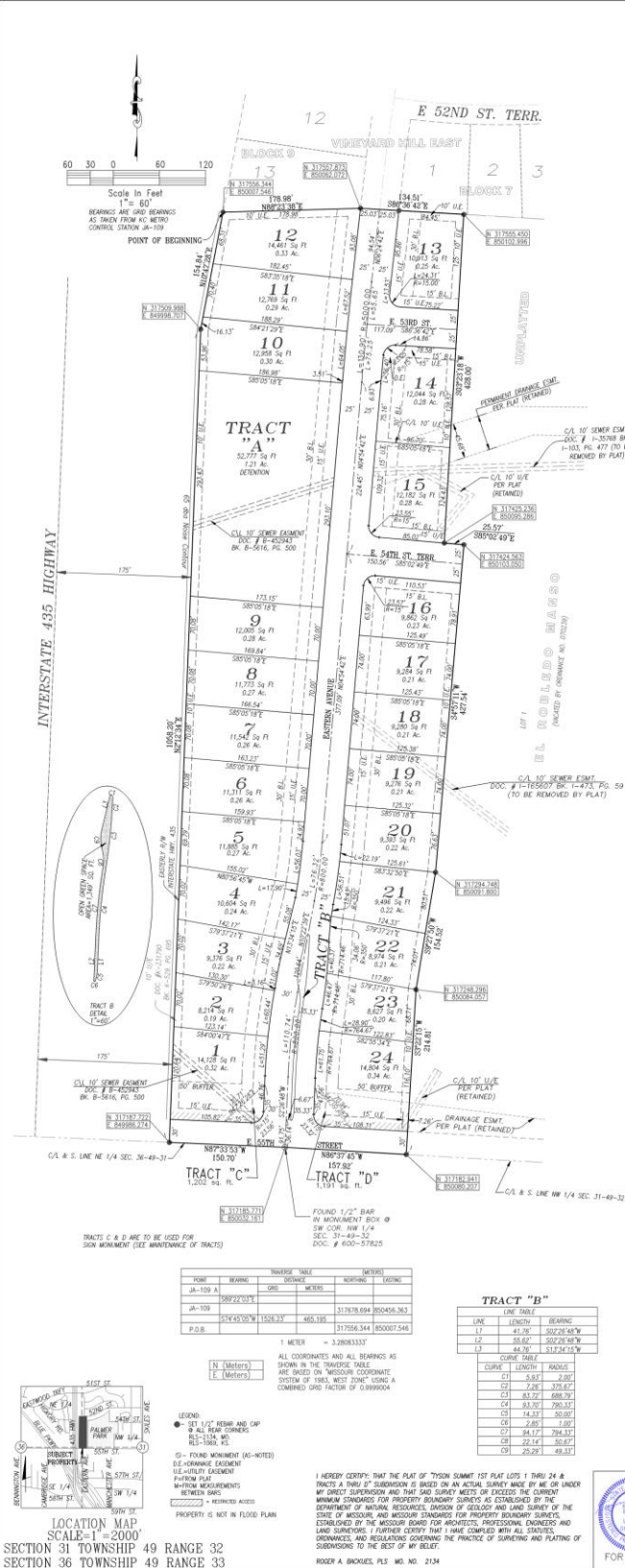
CITY CLERK - MARILENE SANDERS

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LOCATION MAP
SCALE=1"=2000'
SECTION 31 TOWNSHIP 49 RANGE 32
SECTION 36 TOWNSHIP 49 RANGE 33

1. I HEREBY CERTIFY THAT THE PLAT OF "TYSON SUMMIT 1ST PLAT, LOTS 1 THRU 24 & TRACTS A THRU D" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED 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 PLATTING OF SUBDIVISIONS TO THE BEST OF MY BELIEF.

ROGER A. BUCKLEY, PLS. NO. 2154

DATE: AUG. 28, 2020
DEVELOPER/CLIENT:
TYSON, JR. COMPANY, LLC
FOREST E. TYSON, JR., GEN. MANAGER
4415 PROSPECT AVE.
KANSAS CITY, MISSOURI 64113
PH # 816-611-0473

PROJECT NO. 18-263
SHEET 1 OF 1
FINAL PLAT OF "TYSON SUMMIT 1ST PLAT"

BOUNDARY & CONSTRUCTION
SURVEYING, INC.
821 NE COLUMBIA STREET, SUITE 200, LEE'S SUMMIT, MO. 64063
PH # 816/254-0795, FAX # 816/254-0337

FOR REVIEW