

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

210917

Ordinance Number

**Brief Title**

Approving the plat of Hunters Glen West First Plat, an addition in Kansas City, Clay County, Missouri

<p><b>Specific Address</b> Approximately 20.38 acres generally located 150 feet north of the intersection of N.E. 116th Street and N. Stark Ave, creating 31 lots and 4 tracts.</p>	<p><b>Sponsor</b></p>	<p>Jeffrey Williams, AICP, Director Department of City Planning &amp; Development</p>
<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 a 31 lot single family subdivision.)</p>	<p><b>Programs, Departments, or Groups Affected</b></p>	<p><b>City-Wide</b>  <b>Council District(s)</b> 1(CL) O'Neill - Hall  <b>Other districts (school, etc.)</b> Kearney 240</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>CONTROLLING CASE</b> Case No. CD-CPC-2018-00171 and CD-CPC-2018-00172 approved by Ordinance No. 180912 on December 6, 2018 allowed for Rezoning and Development Plan/Preliminary Plat for the Hunter's Glen West single family subdivision. The proposed request is in substantial conformance to the controlling plan.</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> Robertson Properties, Inc.  <b>City Department</b> City Planning and Development  <b>Other</b></p>
	<p><b>Opponents</b></p>	<p><b>Groups or Individuals</b> None Known  <b>Basis of Opposition</b></p>
	<p><b>Staff Recommendation</b></p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <b>Reason Against:</b></p>
	<p><b>Board or Commission Recommendation</b></p>	<p><b>By: City Plan Commission</b>  September 7, 2021  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p><b>Council Committee Actions</b></p>	<p><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**

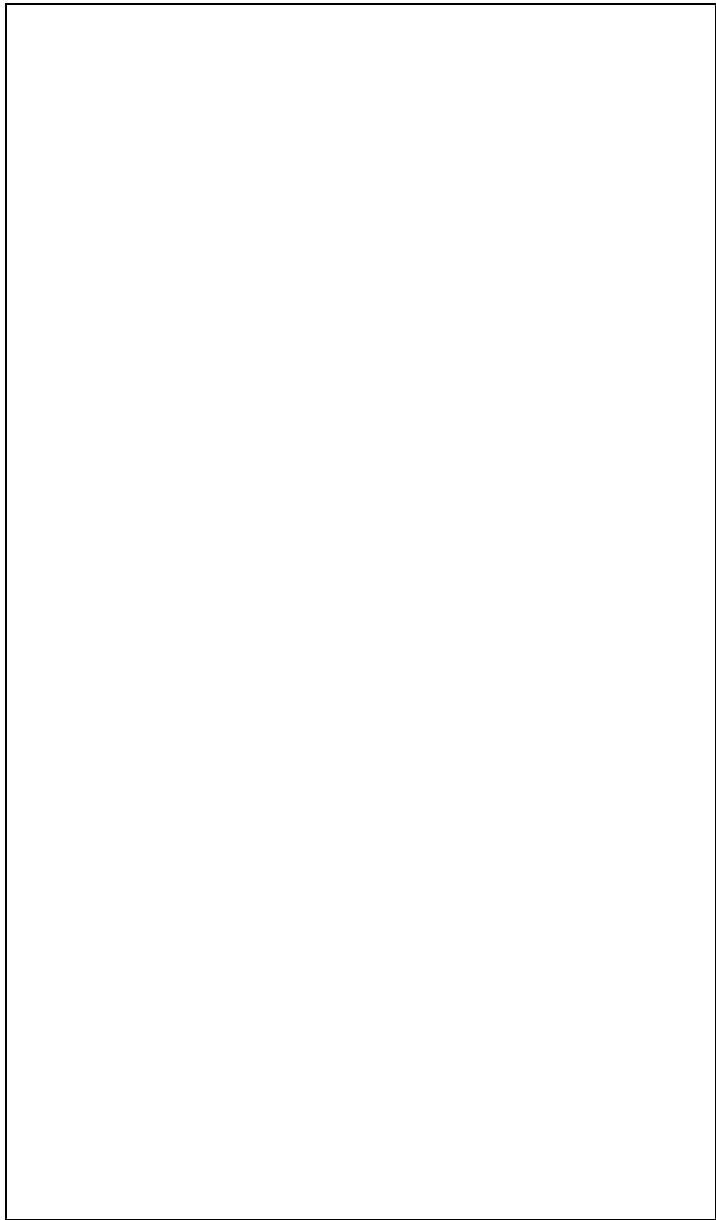
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**Policy / Program Impact**

<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 31 lot single-family residential development, two private open space tracts and two storm water detention tracts on approximately 25.42 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 Kaspar, PE</p>
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**Project Start Date**

**Projected Completion or Occupancy Date**

**Fact Sheet Prepared by:**  
Thomas Holloway

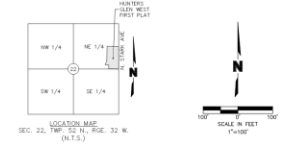
**Date:** October 5, 2021

**Reviewed by:**  
Lucas Kaspar, PE,  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:** CLD-FnPlat-2020-00001

### FINAL PLAT OF HUNTERS GLEN WEST FIRST PLAT

NE 1/4, SEC. 22, Twp. 52 N., Rgn. 32 W.  
KANSAS CITY, CLAY COUNTY, MISSOURI



**PROPERTY DESCRIPTION:**  
A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 52 NORTH, RANGE 32 WEST OF THE CLAY COUNTY, MISSOURI MERIDIAN... THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22... THE POINT OF BEGINNING BEING THE INTERSECTION OF THE EAST LINE OF SAID SECTION 22 WITH THE WEST LINE OF SAID SECTION 22...

**PLAT DEDICATION:**  
THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SURVEYED BY THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SURVEYOR AND PLAT SHALL HEREAFTER BE KNOWN AS:

Point Number	Site Northing	Site Easting
1	582426.854	890862.380
2	582426.874	890862.331
3	582426.888	890862.707
4	582426.882	890862.480
5	582426.210	890862.528
6	582426.802	890862.060
7	582426.288	890862.488
8	582426.588	890862.547
9	582426.788	890862.608
10	582426.788	890862.708

- LEGEND**
- FO: FOUND MONUMENT
  - ST: SECTION CORNER
  - OC: OLD CORNER
  - SE: SET BACK WITH 1/2" SIGN
  - BL: BUILDING SETBACK
  - RC: RIGHT OF WAY
  - AL: ADJACENT LAND
  - DL: DEDICATED EASEMENT
  - SM: SHARED MONUMENT
  - CE: CENTERLINE
  - P.O.S: PRIVATE OPEN SPACE

**SURVEYOR'S NOTES:**

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS OBTAINED FROM THE COMMENTARY FOR TITLE INSURANCE REPORT, ISSUED BY THOMPSON APPRAISAL, LLC, FILE NO. 202339 REVISION #9, DATED JANUARY 4, 2024 AT 8:00 A.M.

2. BEARING USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM AND 1983 WEST ZONE 2000 MIDDLE DEPARTMENT OF NATURAL RESOURCES WAGNET "CO-99" WITH A GRID FACTOR OF 0.999997 ALL COORDINATES SHOWN ARE IN METERS.



THIS PLAT AND SURVEY OF HUNTERS GLEN WEST FIRST PLAT WERE EXECUTED BY OLSON, L301 BURLINGTON STREET #300, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY THAT THE PLAT OF HUNTERS GLEN WEST FIRST PLAT SUBMITTED IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A SURVEYOR IN GOOD STANDING AND THE CURRENT HOLDER OF THE MISSOURI PROFESSIONAL SURVEYOR LICENSE NO. 000001492, EXPIRES 08/12/2021.

THE MISSOURI DEPARTMENT OF REVENUE HAS REVIEWED THIS PLAT AND HAS ISSUED THE NECESSARY RECEIPTS FOR THE PAYMENT OF TAXES AND FEES AND THE MISSOURI DEPARTMENT OF REVENUE HAS REVIEWED THE PLAT AND HAS ISSUED THE NECESSARY RECEIPTS FOR THE PAYMENT OF TAXES AND FEES.

**olsson**

DATE OF SURVEY: 12/03/2024  
DRAWN BY: J. BODEGAS  
CHECKED BY: J. BODEGAS  
DATE OF PLAT: 12/03/2024

**SHEET 1 of 3**

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NE 1/4, SEC. 22, Twp. 52 N., Rgn. 32 W.  
KANSAS CITY, CLAY COUNTY, MISSOURI



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**olsson**

DATE OF SURVEY: 12/03/2024  
DRAWN BY: J. BODEGAS  
CHECKED BY: J. BODEGAS  
DATE OF PLAT: 12/03/2024

**SHEET 2 of 3**

FINAL PLAT OF  
**HUNTERS GLEN WEST FIRST PLAT**  
 NE 14, SEC. 22, Twp. 32 N., Rge. 32 W.  
 KANSAS CITY, CLAY COUNTY, MISSOURI



OWNER:  
**ROBERTSON PROPERTIES INC.**

EASEMENT DEDICATION: AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER AND SEWERAGE SERVICE, TELEPHONE, CABLE TV AND SERVICE TRENCHES, AND SERVICE TRENCHES. THIS GRANT IS NOT LIMITED TO UNDERGROUND PIPES AND CONDUITS AND MAY INCLUDE TRANSFORMERS, SERVICE PIPES, AND SERVICE TRENCHES. THE GRANT IS LIMITED TO THE USE OF THE PROPERTY FOR THE PURPOSES SET FORTH ABOVE AND SHALL NOT BE CONSIDERED TO EXTEND TO ANY OTHER USES OR PURPOSES UNLESS SPECIFICALLY IDENTIFIED HEREIN. CONSENT AND APPROVAL SHALL NOT BE NECESSARY TO SAID PIPING OR FACILITIES IF THEY ARE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES AND THE MISSOURI DEPARTMENT OF REVENUE. THE GRANT IS NOT LIMITED TO THE USE OF THE PROPERTY FOR THE PURPOSES SET FORTH ABOVE AND SHALL NOT BE CONSIDERED TO EXTEND TO ANY OTHER USES OR PURPOSES UNLESS SPECIFICALLY IDENTIFIED HEREIN. CONSENT AND APPROVAL SHALL NOT BE NECESSARY TO SAID PIPING OR FACILITIES IF THEY ARE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES AND THE MISSOURI DEPARTMENT OF REVENUE.

FLOOR PLAN: THE SUBJECT PROPERTY IS LOCATED IN TRACT A HEREIN REFERRED TO AS "TRACT A" IN THE PLAT MAP. THE PLAT MAP IS FILED IN THE PUBLIC RECORDS OF CLAY COUNTY, MISSOURI, FILE NO. 2023090101. THE PLAT MAP IS FILED IN THE PUBLIC RECORDS OF CLAY COUNTY, MISSOURI, FILE NO. 2023090101. THE PLAT MAP IS FILED IN THE PUBLIC RECORDS OF CLAY COUNTY, MISSOURI, FILE NO. 2023090101.

MAINTENANCE OF TRACTS: TRACTS B & D, A HEREIN IS ALSO REFERRED TO AS "TRACTS B & D" IN THIS PLAT. THE TRACTS B & D ARE TO BE USED FOR RESIDENTIAL OPEN SPACE AND TRACT C IS TO BE USED FOR RESIDENTIAL OPEN SPACE. THE TRACTS B & D ARE TO BE MAINTAINED BY THE OWNER OF THE TRACTS AND PARCELS SHOWN WITHIN THE PLAT MAP. THE PURPOSE OF THE TRACTS B & D IS TO BE USED FOR RESIDENTIAL OPEN SPACE AND TRACT C IS TO BE USED FOR RESIDENTIAL OPEN SPACE.

PRIVATE OPEN SPACE: TRACTS B & D ARE TO BE USED FOR RESIDENTIAL OPEN SPACE. THE TRACTS B & D ARE TO BE MAINTAINED BY THE OWNER OF THE TRACTS AND PARCELS SHOWN WITHIN THE PLAT MAP. THE PURPOSE OF THE TRACTS B & D IS TO BE USED FOR RESIDENTIAL OPEN SPACE AND TRACT C IS TO BE USED FOR RESIDENTIAL OPEN SPACE.

RESTRICTED ACCESS: NO DIRECT VEHICULAR ACCESS TO N. STARK AVENUE FROM TRACTS B & D IS PERMITTED. ACCESS TO N. STARK AVENUE FROM TRACTS B & D SHALL BE LIMITED TO THE USE OF THE PROPERTY FOR THE PURPOSES SET FORTH ABOVE AND SHALL NOT BE CONSIDERED TO EXTEND TO ANY OTHER USES OR PURPOSES UNLESS SPECIFICALLY IDENTIFIED HEREIN. CONSENT AND APPROVAL SHALL NOT BE NECESSARY TO SAID PIPING OR FACILITIES IF THEY ARE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES AND THE MISSOURI DEPARTMENT OF REVENUE.

STREET DEDICATION: TRACTS B & D, A HEREIN IS ALSO REFERRED TO AS "TRACTS B & D" IN THIS PLAT. THE TRACTS B & D ARE TO BE USED FOR RESIDENTIAL OPEN SPACE AND TRACT C IS TO BE USED FOR RESIDENTIAL OPEN SPACE. THE TRACTS B & D ARE TO BE MAINTAINED BY THE OWNER OF THE TRACTS AND PARCELS SHOWN WITHIN THE PLAT MAP. THE PURPOSE OF THE TRACTS B & D IS TO BE USED FOR RESIDENTIAL OPEN SPACE AND TRACT C IS TO BE USED FOR RESIDENTIAL OPEN SPACE.

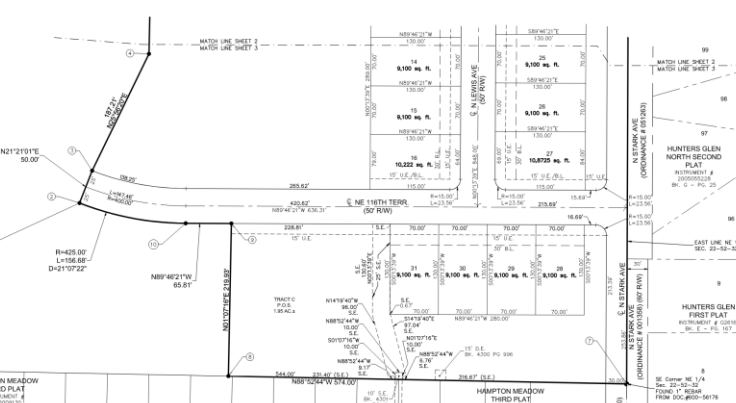
PARKLAND CALCULATION: THE TOTAL AREA OF THE TRACTS B & D IS 12.3 ACRES. THE TRACTS B & D ARE TO BE MAINTAINED BY THE OWNER OF THE TRACTS AND PARCELS SHOWN WITHIN THE PLAT MAP. THE PURPOSE OF THE TRACTS B & D IS TO BE USED FOR RESIDENTIAL OPEN SPACE AND TRACT C IS TO BE USED FOR RESIDENTIAL OPEN SPACE.

Item	Area (Acres)	Approximate	Net
HUNTERS GLEN WEST FIRST PLAT	12.3	288	170

DEVELOPER:  
**ROBERTSON PROPERTIES INC.**  
 10111 N. LIBERTY, MO. 64114  
 816-304-2944



REVISION NO. 0113-206  
 JASON S. HULSE  
 AUGUST 9, 2021  
 JSOULDER@HULLSON.COM



**DATE OF SURVEY**

Location	8/19/2021
Plat	8/19/2021
Survey	8/19/2021
Plat	8/19/2021

**olsson**  
 PROFESSIONAL SURVEYORS  
 1111 N. MISSOURI ST., KANSAS CITY, MO 64101  
 TEL: 816.441.1111 FAX: 816.441.1112  
 www.olsson.com

**SHEET**  
 3 of 3

MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES, MISSOURI DEPARTMENT OF REVENUE, MISSOURI DEPARTMENT OF TRANSPORTATION, MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES, MISSOURI DEPARTMENT OF REVENUE, MISSOURI DEPARTMENT OF TRANSPORTATION, MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES, MISSOURI DEPARTMENT OF REVENUE, MISSOURI DEPARTMENT OF TRANSPORTATION.