

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

Ordinance Number

### Brief Title

Approving the plat of Cadence Villas – First Plat, an addition in Kansas City, Clay and Platte Counties, Missouri

<b>Specific Address</b> Approximately 22.57 acres generally located at N.W. 108 <sup>th</sup> Street and N. Platte Purchase Drive, creating 54 lots and 2 tracts.	<b>Sponsor</b> Jeffrey Williams, AICP, Director Department of City Planning & Development
<b>Reason for Project</b> This final plat application was initiated by Hunt Midwest Real Estate Development, Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct single family homes.)	<b>Programs, Departments, or Groups Affected</b> <b>City-Wide</b> <b>Council District(s)</b> 2 (CL and PL) – Loar, Fowler <b>Other districts (school, etc.)</b> Platte County and North Kansas City
<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.  <b>PREVIOUS CASE:</b>  <b>Case No. CD-CPC-2021-00026</b> - A request to approve a project plan on approximately 22.6 acres in District R-1.5 generally located at the southeast corner of N.W. 108th St and N. Platte Purchase Drive, to allow for 54 residential units and amenities. (Recommended for approval by the City Plan Commission on March 16, 2021.)  This final plat is in substantial conformance with the approved project plan.	<b>Applicants / Proponents</b> <b>Applicant(s)</b> Hunt Midwest Real Estate Development, 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"/> For <input type="checkbox"/> Against Reason Against:  <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

Details

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

	<p><b>How will this contribute to a sustainable Kansas City?</b></p>	<p>This project consists of public and private improvements for a 54 lot single-family residential development, one private open space tracts and one storm water detention tract on approximately 22.6 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. Stream setbacks will be maintained to the limits of the riparian corridor which will preserve the native vegetation and natural waterways. 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:**  
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Principal Engineering Technician

**Date:**  
March 30, 2021

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

**Reference or Case Numbers:**  
Case No. **CD-CPC-2021-00026** Project Plan  
Case No. **CLD-FnPlat-2020-00047** Final Plat

