

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

210728

Ordinance Number

**Brief Title**

Approving the plat of Lakes at Hunters Glen – Second Plat, an addition in Kansas City, Clay County, Missouri

<p><b>Specific Address</b> Approximately 21.76 acres generally located at the east of N Stark Avenue and north of NE Pawpaw Drive, creating 59 lots and 1 tract.</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 Porter Communities, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 59 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> Liberty 230</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> <b>Case No. 12536-CUP-3</b> – Ordinance No. 050218 passed by City Council on 02/24/2005, approved an amendment to a previously approved Community Unit Project on an approximately 175.42 acre tract of land generally located on the east side of N. Stark Avenue between approximately N.E. 116th Street and 1,300 feet north of N.E. 120th Street extended on the north.</p>	<p><b>Applicants / Proponents</b></p>	<p><b>Applicant(s)</b> Porter Communities, LLC  <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>  June 1, 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 59 lot single-family residential development, one private open space tract and one storm water detention tract on approximately 21.6 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. 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:** July 22, 2021

**Reviewed by:**  
Joe Rexwinkle  
Development Management (DMD)  
City Planning & Development

**Reference or Case Numbers:** CLD-FnPlat-2021-00007

