

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220879

Ordinance Number

Brief Title

Approving the plat of Theodore Jack Court an addition in Kansas City, Jackson County, Missouri

Specific Address Approximately 2.61 acres generally located at the northeast corner of W. 112th Terrace and State Line Road.	Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development
Reason for Project This final plat application was initiated by Midwest Associates GP in order to subdivide the property in accordance with the city codes and state statutes. The developer intends to construct a 5 lot single family home subdivision	Programs, Departments, or Groups Affected City-Wide Council District(s) 6(JA) Bough - McManus Other districts (school, etc.) Center 120
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-2018-00195 – Preliminary Plat, Theodore Jack Court – On December 4, 2019, the City Plan Commission approved preliminary plat in District R-7.5 (Residential 7.5), on about 2.5 acres, generally located at the northeast corner of W. 112th Terrace and State Line Road, creating five (5) residential lots.	Applicants / Proponents Applicant(s) Midwest Associates GP 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 October 6, 2020 ☐ 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 to create five single family residential lots. The first 1.5 inches of runoff will be detained on-site. The stormwater detention facilities for each lot will assure that the pre-development peak discharge rate and volume will not be exceeded after development of the site. As part of the development, an assessment of the existing conditions of the perimeter curb and gutter, sidewalk and drive approaches will be made. Any of these elements found not in compliance with current City standards, must be removed and replaced. The removal and replacement of deteriorating infrastructure will eliminate erosion, discourage further deterioration and improve the overall aesthetics of the site.
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
 Thomas Holloway

Date: September 19, 2022

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

Reference or Case Numbers: CLD-FnPlat-2020-00029

FINAL PLAT
THEODORE JACK COURT
LOTS 1 THRU 5, TRACTS A, AND B, A SUBDIVISION IN
KANSAS CITY, JACKSON COUNTY, MISSOURI

DESCRIPTION:

That part of the South 1/2 of Fractional Section 6, Township 41, Range 33, Kansas City, Jackson County, Missouri, described as follows:
Commencing at a point in the West line of said Section 6, which point is 1,539.77 feet North of the Southwest corner thereof and running thence North along said West line of Section 6 (said West line having an assumed bearing of North 15 degrees 34 minutes West) a distance of 141.51 feet; thence South 89 degrees 58 minutes 28 seconds East along a line parallel with the South line of said Section 6, a distance of 62.17 feet (61.97 feet Record) to a point on the Eastern line of State Line Road, as existing and established on June 23, 1981, said point being the Point of Beginning of this Tract; thence continuing along the East described course, a distance of 235.17 feet; thence South 1 degrees 53 minutes 12 seconds West, a distance of 354.22 feet; thence South 37 degrees 27 minutes 28 seconds East a distance of 81.11 feet to the North line of 112th Street Terrace as dedicated in the plat of FIDELITY, a subdivision in Kansas City, Jackson County, Missouri; thence Southwesterly along said North Street line following a curve to the left and having a radius of 658.89 feet, whose initial tangent has a bearing of South 52 degrees 32 minutes 33 seconds West, a distance of 135.47 feet to a point of tangency; thence South 39 degrees 42 minutes 11 seconds West (South 39 degrees 40 minutes 10 seconds West Record), a distance of 143.19 feet (143.17 feet Record) to a point of curves, thence Southwesterly and Westerly along a line following a curve bearing to the right and having a radius of 75 feet, a distance of 81.27 feet to a point in the most Easterly line of said State Line Road; thence North 1 degrees 28 minutes 12 seconds West along said Easterly line, a distance of 601.43 feet (601.33 feet Record) to the Point of Beginning. Also shown as Tract B on the Certificate of Survey filed July 26, 2018 as Document No. 20180306002 in Book 14 of page 50.

Containing 115,676.91 sq. ft. or 2.61 acres more or less.

PLAT DEDICATION:

The undersigned proprietors of the above described tract have caused the same to be subdivided in the manner shown on the accompanying plat, which plat and subdivision shall hereafter be known as:

THEODORE JACK COURT

LANDSCAPE EASEMENT:

Areas designated as Landscape Easement (L/E) are hereby dedicated to the Public for the purpose of installation and maintenance of landscape plantings, visual screening terms and the like. No fence, wall, planting, structure or other obstruction may be placed or maintain in said Landscape Easement, without the approval of the Director of Community Development of the City of Kansas City. The line portion of said Landscape Easement shall be maintained continuously by the Owner of any such lot across which a Landscape Easement is dedicated.

SETBACK LINES: Building lines or setback lines 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.

UTILITY EASEMENTS: An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewerage, telephone, cable TV and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them open, over, under and along the strips of land designated utility easements (U/E), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby consent, warrant and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. 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 free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the easement uses and specifically there shall not be built thereon or there over any structure (except drainage, paved areas, grass, shrubs and flowers) nor shall there be any obstruction 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 adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the easements hereby without a valid permit from the Department of Public Works as to utility easements, and/or written approval of the Director of Water Services as to water main easements.

MAINTENANCE OF TRACTS: Tracts A and B are to be used for landscaping by the owners of the lots, tracts, and parcels shown within this plat pursuant to restrictive covenants to be recorded simultaneously with the plat.

PAYMENT IN LIEU OF PARKING: The developer elects to pay the City of Kansas City, Missouri, a sum of \$_____ in lieu of required parking dedicating for 5 single family units pursuant to Section 80-40B-C of the Zoning and Development Code.

STREET DEDICATION: Streets shown herein and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

IN TESTIMONY WHEREOF: Midwest Associates, GP, have caused this presents to be signed by its Vice President this _____ day of _____, 2022.

Teresa E. Grover, - Vice President

STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 2022 before me appeared Teresa E. Grover; to me personally known, who by me duly sworn, did say that she is Vice President of Midwest Associates, GP, and that said instrument was signed in behalf of said partnership and she acknowledged said instrument to be the free act and deed of said partnership.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my seal of my office in said County and State, the day and year last above written.

My Commission expires: _____

Notary Public

Print Name

CITY PLAN COMMISSION

APPROVED: _____

COUNCIL:

This is to certify that the within Plat was duly submitted and approved by the Council of Kansas City, Missouri, by Ordinance No. _____, 2022.

Mayor - Quinton Lucas

City Clerk - Marilyn Sanders

Jackson County GS Department

Acting Director

Steph S. Davis, P.E.

THOMAS W. CLEMONS, MISSOURI REGISTERED PROFESSIONAL SURVEYOR

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