

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220620

Ordinance Number

Brief Title

Approving the plat of Hills of Montclair – Fourth Plat, an addition in Kansas City, Clay County, Missouri

Specific Address Approximately 23.07 acres generally located on the west side of Northeast Cookingham Road approximately 400 feet south of North Flintlock Road creating 69 lots and 3 tracts	Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development
Reason for Project This final plat application was initiated by Robertson Construction, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 69 lot single family home subdivision.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 1(CL) Hall – O’Neill Other districts (school, etc.) Liberty 230
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. 11771-CUP-6-AA – Update to the development plan for the Hills of Montclair in District R-7.5 (Residential) on about 107 acres generally located on the west side of Northeast Cookingham Road approximately 400 feet south of North Flintlock Road.	Applicants / Proponents Applicant(s) Robertson Construction, 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 April 5, 2022 ☐ 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**☒ No ☐ Yes

N/A

**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 69 lot single-family residential development, and two private open space tracts on approximately 23.07 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. Written by Lucas Kaspar, PE
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: June 30, 2022

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

Reference or Case Numbers: CLD-FnPlat-2022-00004



