

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

**160506**

Ordinance Number

### Brief Title

Approving the plat of Steeple Oaks – Second Plat, an addition in Kansas City, Clay County, Missouri

<b>Specific Address</b> Approximately 2.69 acres generally located between NW 96 <sup>th</sup> Street and NW 95 <sup>th</sup> Terrace and west of N Baltimore Avenue, creating one lot.	<b>Sponsor</b> City 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 four-plex units.)	<b>Programs, Departments, or Groups Affected</b> City-Wide  Council District(s) 2 (CL)  Other districts (school, etc.) 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>Case No. 215-S-14</b> - Amended the Gashland Area Plan on about 36.3 acres generally located at the southeast corner of proposed NW 96th Street and U. S. Highway 169 by changing the recommended land use on about from commercial to medium density residential. (Resolution 050654, adopted June 16, 2005)  <b>Case No. 13311-P</b> - Rezoned about 36.3 acres generally located at the southeast corner of proposed NW 96th Street and U. S. Highway 169 from District RA (agricultural) to District R-4 ( <i>current R-1.5</i> ) (Ordinance No. 050655 was passed by the City Council June 16, 2005.)  <b>Case No. 13311-CUP-1</b> - Approved a preliminary community unit project plan on about 36.3 acres generally located at the southeast corner of proposed NW 96th Street and U. S. Highway 169 in District R-4 ( <i>current R-1.5</i> ), to allow for 336 multifamily residential units and a swimming pool. (Ordinance No. 050656 was passed by the City Council on June 16, 2005.) <i>Current approved plan.</i>  <b>Case No. 13311-CUP-2</b> - Approved a final community unit project plan on 36.3 acres in District R-4 (low apartments), to allow for 336 multifamily residential units and private open space. (Approved by the City Plan Commission, February 21, 2006.)	<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>  June 21, 2016  <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input 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**

**SD1222B** – Approved the final plat of Steeplechase – First Plat on 16.12 generally located at the southeast corner of NW 96<sup>th</sup> St and Highway 169, creating one lot. (Ordinance No. 150058 was passed by the City Council on February 5, 2015.)

**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 single-family residential development on previously undeveloped property. There is also an existing storm water detention facility constructed by an earlier plat. 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 Brett A. Cox, PE</p>
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**Project Start Date**

**Projected Completion or Occupancy Date**

**Fact Sheet Prepared by:**

Pam Powell

**Date:**

June 24, 2016

**Reviewed by:**

Brett A. Cox, PE, Division Manager  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:**

