

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220008

Ordinance Number

Brief Title

Approving the plat of Genesis Place Estates – Second Plat, an addition in Kansas City, Platte County, Missouri

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| <p>Specific Address Approximately 20 acres generally located north of N. Adrian Ave. and N.W. Old Stagecoach Road, creating 73 lots and 1 tract.</p> | <p>Sponsor</p> | <p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p> |
| <p>Reason for Project This final plat application was initiated by Green Hills Investors LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 73 lot single family home subdivision.)</p> | <p>Programs, Departments, or Groups Affected</p> | <p>City-Wide Council District(s) 2(PL) Fowler - Loar Other districts (school, etc.) Platte County R-III</p> |
| <p>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.</p> <p>CONTROLLING CASE Case No. CD-CPC-2020-00042 – Ordinance No. 200368 passed by City Council on 5/21/2020, approved an amendment to adjust the phasing of a previously approved preliminary development plan in districts R-2.5 and R-6 on approximately 246 acres generally located at the northeast corner of N. Green Hills Road and NW Tiffany Springs Road.</p> | <p>Applicants / Proponents</p> | <p>Applicant(s) Green Hills Investors LLC City Department City Planning and Development Other</p> |
| | <p>Opponents</p> | <p>Groups or Individuals None Known Basis of Opposition</p> |
| | <p>Staff Recommendation</p> | <p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p> |
| | <p>Board or Commission Recommendation</p> | <p>By: City Plan Commission May 18, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p> |
| | <p>Council Committee Actions</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

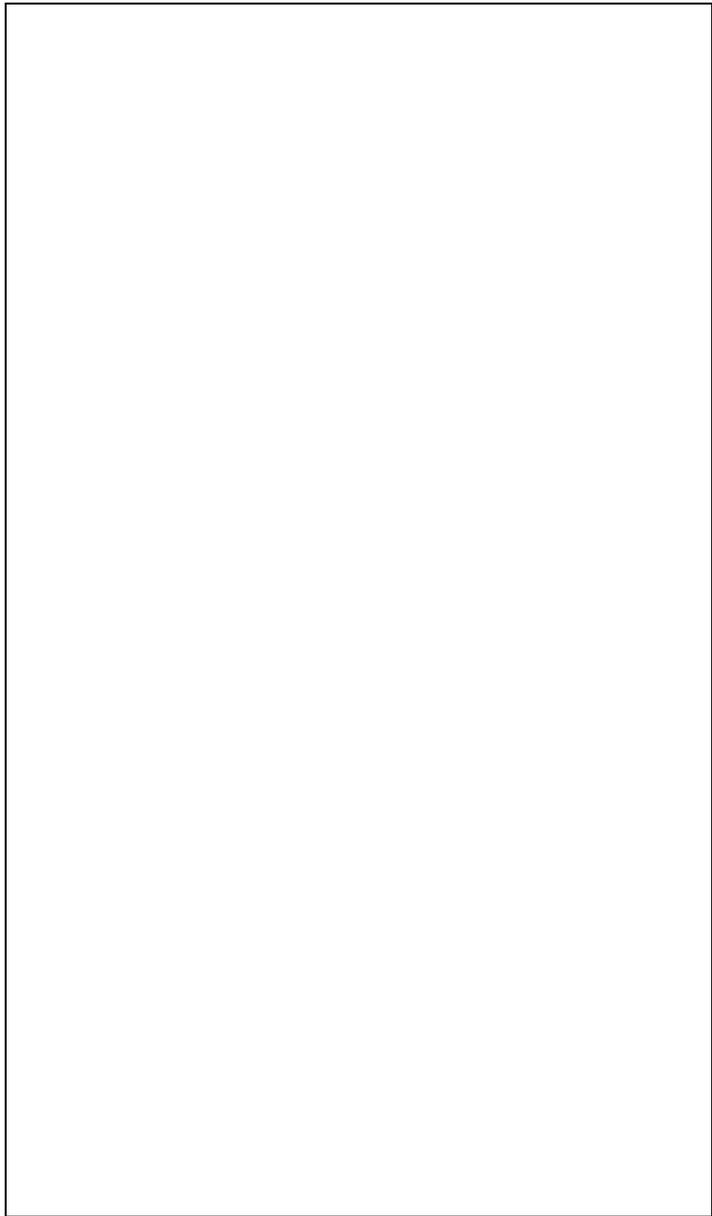
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Policy / Program Impact

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|---|---|
| Policy or Program Change N/A | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes |
| Operational Impact Assessment N/A | |

Finances

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|---|---|
| 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? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |



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| How will this contribute to a sustainable Kansas City? | <p>This project consists of public and private improvements for a 73 lot single-family residential development on approximately 20 acres of previously undeveloped property. There is also an existing stormwater 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 Lucas Kaspar, PE</p> |
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: December 29, 2021

Reviewed by:
Joseph Rexwinkle
Development Management Division (DMD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00009

