

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220434

Ordinance Number

Brief Title

Approving the plat of Prather Estates an addition in Kansas City, Clay County, Missouri.

<p>Specific Address Approximately 2. acres generally located on the north side of NE 39th Street between NE Prather Road on the east and N. Garfield Avenue on the west, creating 5 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 Owens Built Properties, 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.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 1(CL) Hall – O’Neill Other districts (school, etc.) North Kansas City 250</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. SD 1585 - Preliminary Plat, Owens Estates – On May 15, 2018, the City Plan Commission approved a preliminary plat in District R-6 (Residential dash 6), on about 2 acres, generally located on the north side of NE 39th Street between NE Prather Road on the east and N. Garfield Avenue on the west, creating 5 residential lots.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Owens Built Properties 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 February 1, 2022 <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

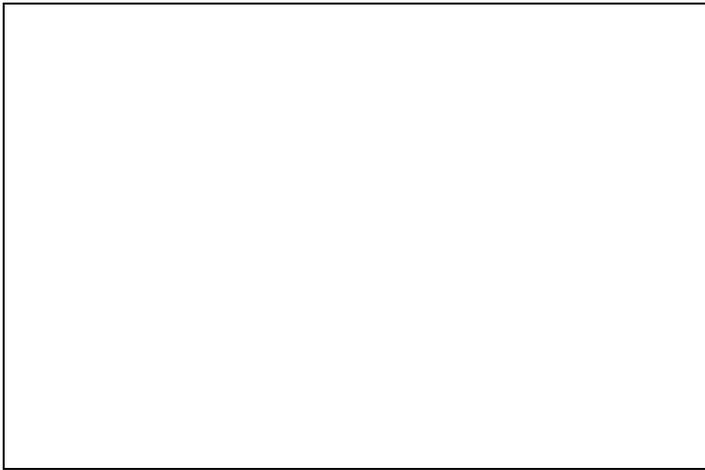
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Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of platting private improvements for five single family home lots on 2 acres of undeveloped property. The pre-development storm water peak discharge rate and volume will not be exceeded after development of the site. The improvements will improve the overall aesthetics of the site.</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

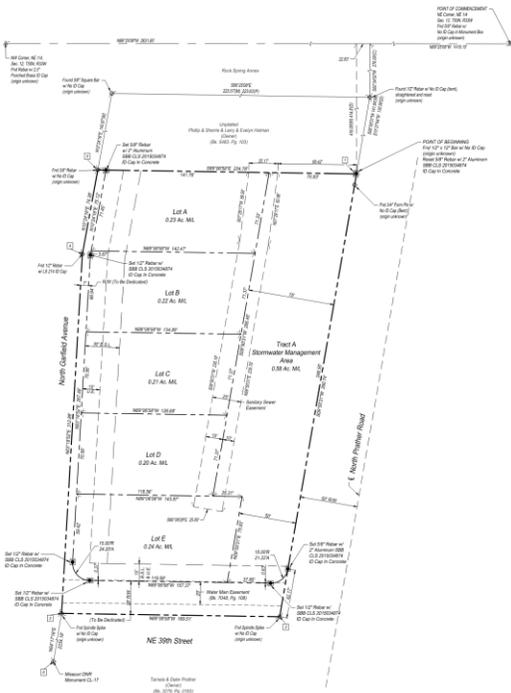
Date: May 11, 2022

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

Reference or Case Numbers: CLD-FnPlat-2019-00028

FINAL PLAT PRATHER ESTATES

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 50 NORTH,
RANGE 33 WEST OF THE 5TH P.M., IN KANSAS CITY, CLAY COUNTY, MISSOURI.



LEGEND

- Existing Corner, as noted
- Fixed Reference, as noted
- Survey Station, as noted
- ▲ Right of Way
- ▲ Existing Easement Line
- ▲ Easement

Main State Plane Coordinate Table

Lot #	Northing	Easting
1	5391.000	8611.000
2	5391.000	8611.000
3	5391.000	8611.000
4	5391.000	8611.000
5	5391.000	8611.000

- REVISIONS**
1. Original plat submitted for recording on 08/14/2018. Revised on 08/14/2018.
 2. Revised plat submitted for recording on 08/14/2018. Revised on 08/14/2018.
 3. Revised plat submitted for recording on 08/14/2018. Revised on 08/14/2018.

WITNESSES: Owners, SBB Engineering, Inc., Kansas City, Missouri, and the State of Missouri, as called upon to certify the correctness of this plat.

STATE OF MISSOURI: I, _____, Secretary of State, do hereby certify that this plat is a true and correct copy of the original as filed in my office.

CITY OF KANSAS CITY: I, _____, Mayor, do hereby certify that this plat is a true and correct copy of the original as filed in my office.

PLAT ENGINEER: I, _____, Engineer, do hereby certify that this plat is a true and correct copy of the original as filed in my office.

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CONVEYANCE: This plat is a true and correct copy of the original as filed in my office. It is hereby certified that the same is a true and correct copy of the original as filed in my office.

REVISIONS: This plat is a true and correct copy of the original as filed in my office. It is hereby certified that the same is a true and correct copy of the original as filed in my office.

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SBB Engineering, LLC
 1614 South Kansas Avenue
 Kansas City, Missouri 64111
 Phone: 816.234.1111
 Fax: 816.234.1112
 Email: info@sbbeng.com