

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

220437

Ordinance Number

### Brief Title

Approving the plat of Prospect Summit Homes, an addition in Kansas City, Jackson County, Missouri

<b>Specific Address</b> Approximately 2.478 acres generally located at the south of E 22nd /E 23rd Street, North of E 23rd Street bounded by Olive Street to the West and Prospect Avenue to the East, creating 1 lot and 2 tracts.	<b>Sponsor</b> Jeffrey Williams, AICP, Director Department of City Planning & Development
<b>Reason for Project</b> This final plat application was initiated by Taliaferro & Browne Real Estate-22 <sup>ND</sup> /23 <sup>RD</sup> Street LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 23 unit multi-family development.)	<b>Programs, Departments, or Groups Affected</b> <b>City-Wide</b> <b>Council District(s)</b> 3(JA) Ellington - Robinson <b>Other districts (school, etc.)</b> Kansas City Missouri 110
<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>CONTROLLING CASE</b> <b>Case No. CD-CPC-2021-00014</b> – Ordinance No. 210660 passed by City Council on August 19, 2021, approved the rezoning of about 2.5 acres generally located on the Northside of E 23rd St, bordered by Prospect Avenue on the East and Olive Street on the west from District B3-2 and R-1.5 to District UR and approving a development plan, to allow for a 24 unit multi-unit residential development within nine buildings.	<b>Applicants / Proponents</b> <b>Applicant(s)</b> Taliaferro & Browne Real Estate-22 <sup>ND</sup> /23 <sup>RD</sup> Street LLC <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> April 19, 2022  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" 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**

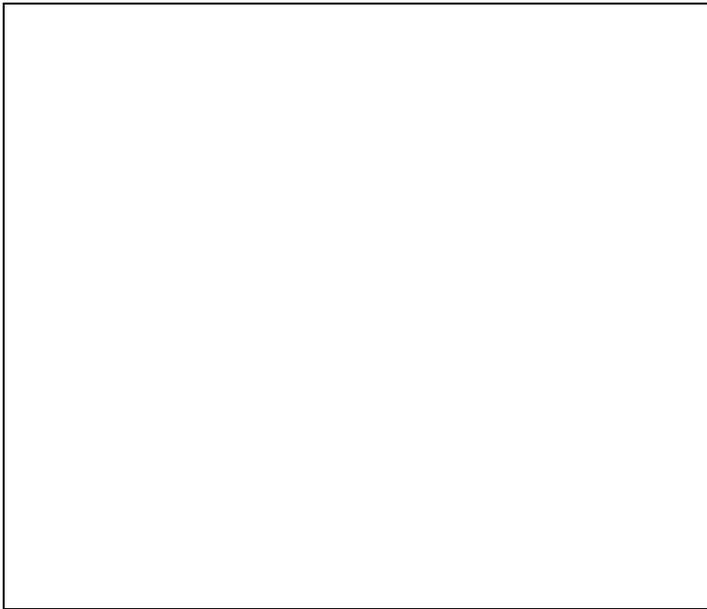
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**Policy / Program Impact**

<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



<b>How will this contribute to a sustainable Kansas City?</b>	<p>This project consists of platting to create one residential lot for 23 unit multi-family development on 2.478 acres of previously vacated properties. The proposed development will increase the area of impervious surfaces through the use of pavement and buildings. The existing peak rate of storm water discharge and total runoff volume discharging the property will be maintained after development. 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:** May 11, 2022

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

**Reference or Case Numbers:** CLD-FnPlat-2019-00018

**PLAT DEDICATION:** THE NECESSARY PROVISIONS TO THE ABOVE DESCRIBED TRACT OF LAND HAS BEEN MADE TO BE SUBMITTED TO THE APPLICABLE PLAT ACT. THE APPLICABLE PLAT ACT IS THE MISSOURI PLAT ACT, CHAPTER 145, MISSOURI STATUTES.

**BASES OF BEARINGS:** THE BEARINGS GIVEN ARE BASED ON THE MISSOURI STATE PLANE WEST ZONE, NAD 83, UNLESS OTHERWISE NOTED.

**RIGHT OF ENTRANCE:** THE RIGHT OF ENTRANCE AND EGRESS IS GRANTED ALONG ALL STREETS AND ALLEYS SHOWN ON THIS PLAT. THE RIGHT OF ENTRANCE AND EGRESS IS GRANTED TO THE FRONT OF EACH LOT AND TO THE REAR OF EACH LOT. THE RIGHT OF ENTRANCE AND EGRESS IS GRANTED TO THE FRONT OF EACH LOT AND TO THE REAR OF EACH LOT. THE RIGHT OF ENTRANCE AND EGRESS IS GRANTED TO THE FRONT OF EACH LOT AND TO THE REAR OF EACH LOT.

**FLOOD PLAIN:** THE AREA SHOWN AS FLOOD PLAIN IS BASED ON THE FLOOD PLAIN MAP OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF WATER, AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST FLOOD PLAIN MAP AND FOR PROVIDING THE NECESSARY INFORMATION TO THE CITY ENGINEER TO DETERMINE THE FLOOD PLAIN MAP FOR THE TRACT.

**EASEMENT DEDICATION:** IN ADDITION TO THE RIGHTS GRANTED TO THE PUBLIC BY THE PLAT ACT, THE DEVELOPER HEREBY DEDICATES TO THE PUBLIC THE RIGHTS OF ENTRANCE AND EGRESS TO THE FRONT AND REAR OF EACH LOT. THE DEVELOPER HEREBY DEDICATES TO THE PUBLIC THE RIGHTS OF ENTRANCE AND EGRESS TO THE FRONT AND REAR OF EACH LOT. THE DEVELOPER HEREBY DEDICATES TO THE PUBLIC THE RIGHTS OF ENTRANCE AND EGRESS TO THE FRONT AND REAR OF EACH LOT.

**MAINTENANCE OF TRACTS:** TRACTS 1 THROUGH 10 SHALL BE MAINTAINED AS SINGLE-FAMILY RESIDENTIAL TRACTS. TRACTS 11 THROUGH 20 SHALL BE MAINTAINED AS SINGLE-FAMILY RESIDENTIAL TRACTS. TRACTS 21 THROUGH 30 SHALL BE MAINTAINED AS SINGLE-FAMILY RESIDENTIAL TRACTS. TRACTS 31 THROUGH 40 SHALL BE MAINTAINED AS SINGLE-FAMILY RESIDENTIAL TRACTS. TRACTS 41 THROUGH 50 SHALL BE MAINTAINED AS SINGLE-FAMILY RESIDENTIAL TRACTS.

**PAYMENT IN LIEU OF LAND DEDICATION:** THE DEVELOPER AGREES TO PAY TO THE CITY OF JACKSON, MISSOURI, A SUM OF \$10,000.00 AS PAYMENT IN LIEU OF LAND DEDICATION. THE DEVELOPER AGREES TO PAY TO THE CITY OF JACKSON, MISSOURI, A SUM OF \$10,000.00 AS PAYMENT IN LIEU OF LAND DEDICATION. THE DEVELOPER AGREES TO PAY TO THE CITY OF JACKSON, MISSOURI, A SUM OF \$10,000.00 AS PAYMENT IN LIEU OF LAND DEDICATION.

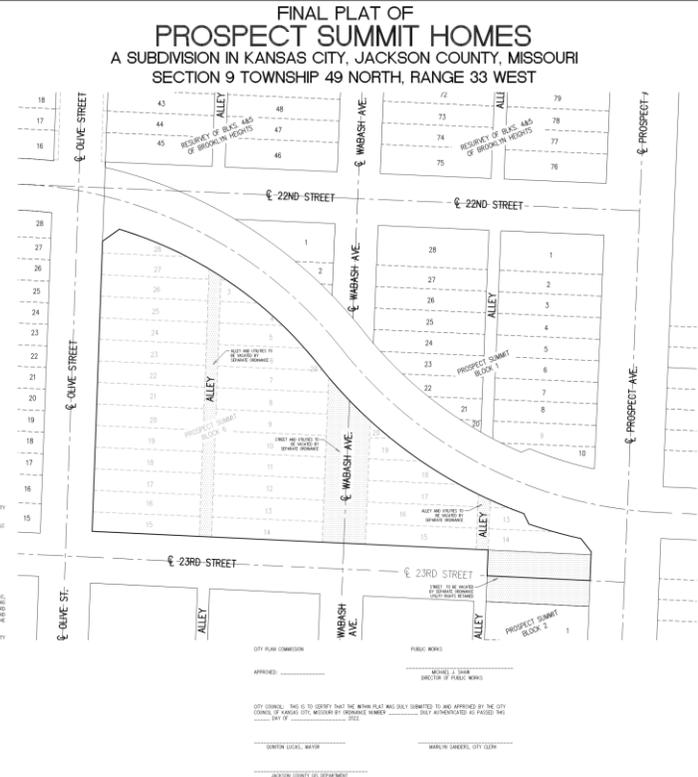
**DEVELOPER:** TALIAFERRO & BROWNE REAL ESTATE - JACKSON STREET LLC  
1000 E. 9th Street  
Jackson, MO 64408

**WITNESSED:** I, CLAUDE W. BROWN, COUNTY CLERK OF JACKSON COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT OF LAND HAS BEEN PLATED IN ACCORDANCE WITH THE MISSOURI PLAT ACT, CHAPTER 145, MISSOURI STATUTES.

**APPROVED:** MICHAEL J. SMITH, DIRECTOR OF PUBLIC WORKS

**DATE:** 01-20-2022

**FOR REVIEW:** TALLEFERRO & BROWNE, INC. CONSULTING ENGINEERS-SURVEYORS  
1000 E. 9th Street, Jackson, MO, 64408  
816-285-3456 FAX 816-285-0810



**VICINITY MAP**

**LEGEND**

- LOT 1/2, 3/4, 5/8 & 6/8
- RESERVED BY BLDG. AND OF BROOKLYN HEIGHTS
- PROPOSED PLAT
- EXISTING PLAT
- PROPERTY LINE
- CONVEYANCE POWER SPICLE
- UNRECORDED
- RE-PLANNING TRACK LINE
- PLAT BOUNDARY
- UNIVERSITY LINE
- CENTERLINE
- ALTERNATE LOT LINE
- MISSOURI STATE PLANE COORDINATES
- WELLER
- VACATED BY SEPARATE ORDINANCE

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**SHEET 1 OF 2**

**SUBMITTAL DATE: 01-20-2022**

**PROSPECT DESCRIPTION:** THE TRACT DESCRIBED IS A SUBDIVISION OF 50 LOTS, 1/2 ACRES EACH, IN SECTION 9, T49N, R33W, JACKSON COUNTY, MISSOURI. THE TRACT IS BOUNDARY BY OLIVE STREET TO THE WEST, WASH AVENUE TO THE EAST, AND PROSPECT AVENUE TO THE SOUTH. THE TRACT IS BOUNDARY BY OLIVE STREET TO THE WEST, WASH AVENUE TO THE EAST, AND PROSPECT AVENUE TO THE SOUTH.

**SURVEYOR'S NOTES:** THE BEARINGS AND DISTANCES GIVEN ARE BASED ON THE MISSOURI STATE PLANE WEST ZONE, NAD 83, UNLESS OTHERWISE NOTED. THE BEARINGS AND DISTANCES GIVEN ARE BASED ON THE MISSOURI STATE PLANE WEST ZONE, NAD 83, UNLESS OTHERWISE NOTED. THE BEARINGS AND DISTANCES GIVEN ARE BASED ON THE MISSOURI STATE PLANE WEST ZONE, NAD 83, UNLESS OTHERWISE NOTED.

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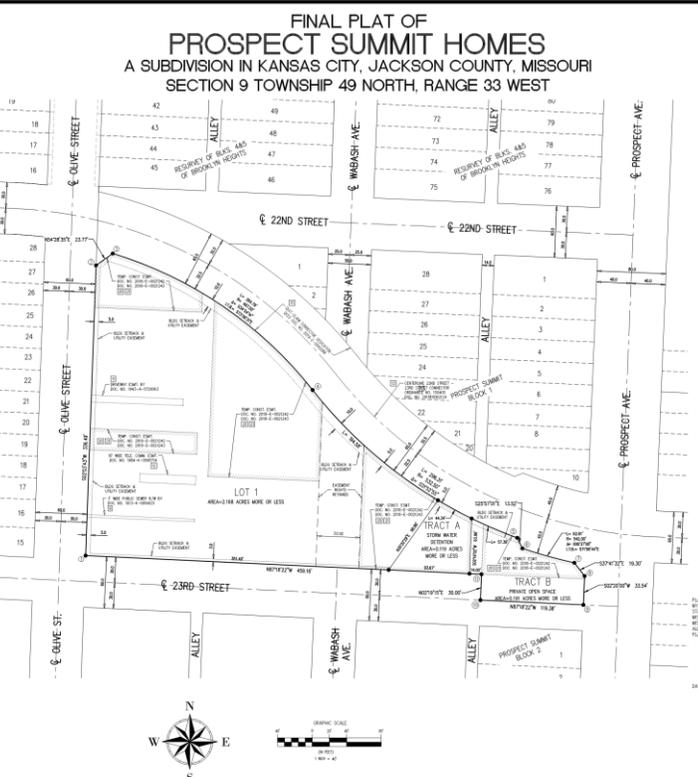
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**SHEET 2 OF 2**

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