

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

Ordinance Number

Brief Title

Approving the plat of Holly Farms – Third Plat, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 14.852 acres generally located at the southern terminus of N. Holly St. approximately 125 feet south of N.W. 106th St, creating 46 lots and 1 tract</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; padding: 5px;">Sponsor</td> <td style="padding: 5px;">Jeffrey Williams, AICP, Director Department of City Planning & Development</td> </tr> <tr> <td style="padding: 5px;">Programs, Departments, or Groups Affected</td> <td style="padding: 5px;">City-Wide Council District(s) 2(CL) Loar - Fowler Other districts (school, etc.) North Kansas City 250</td> </tr> <tr> <td style="padding: 5px;">Applicants / Proponents</td> <td style="padding: 5px;">Applicant(s) Clayton Properties Group, Inc. City Department City Planning and Development Other</td> </tr> <tr> <td style="padding: 5px;">Opponents</td> <td style="padding: 5px;">Groups or Individuals None Known Basis of Opposition</td> </tr> <tr> <td style="padding: 5px;">Staff Recommendation</td> <td style="padding: 5px;"><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</td> </tr> <tr> <td style="padding: 5px;">Board or Commission Recommendation</td> <td style="padding: 5px;">By: City Plan Commission December 7, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</td> </tr> <tr> <td style="padding: 5px;">Council Committee Actions</td> <td style="padding: 5px;"><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</td> </tr> </table>	Sponsor	Jeffrey Williams, AICP, Director Department of City Planning & Development	Programs, Departments, or Groups Affected	City-Wide Council District(s) 2(CL) Loar - Fowler Other districts (school, etc.) North Kansas City 250	Applicants / Proponents	Applicant(s) Clayton Properties Group, Inc. City Department City Planning and Development Other	Opponents	Groups or Individuals None Known Basis of Opposition	Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:	Board or Commission Recommendation	By: City Plan Commission December 7, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions	Council Committee Actions	<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
Sponsor	Jeffrey Williams, AICP, Director Department of City Planning & Development														
Programs, Departments, or Groups Affected	City-Wide Council District(s) 2(CL) Loar - Fowler Other districts (school, etc.) North Kansas City 250														
Applicants / Proponents	Applicant(s) Clayton Properties Group, Inc. City Department City Planning and Development Other														
Opponents	Groups or Individuals None Known Basis of Opposition														
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:														
Board or Commission Recommendation	By: City Plan Commission December 7, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions														
Council Committee Actions	<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>Reason for Project This final plat application was initiated by Clayton Properties Group, Inc., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 46 lot single family home subdivision.)</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 1446B - Preliminary Plat - Holly Farms – Ordinance No. 180023 passed by City Council on January 25, 2018 approved a preliminary plat on about 62 acres in District R-7.5 (Residential-7.5) generally located on the south side of NW Shoal Creek Parkway, approximately 2,000 feet west of US Hwy 169, creating 146 single family lots and 6 tracts.</p>															

Details

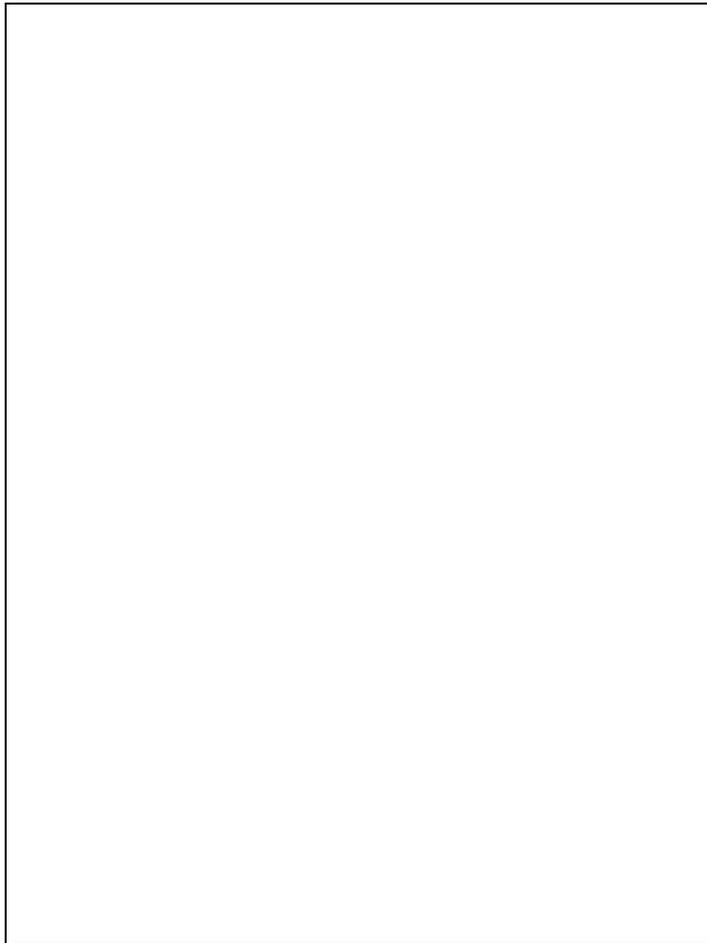
--

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 public and private improvements for a 46 lot single-family residential development, A private open space tract on approximately 14.852 acres of previously undeveloped property. The private open space will also retain much of the existing natural vegetation and natural waterways. 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 permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p>
---	--

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: May 23, 2022

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

Reference or Case Numbers: CLD-FnPlat-2022-00006

