COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220891

Ordinance Number

Brief Title

unty, Missouri

Specific Address Approximately 26.23 acres generally located at the northeast corner of Highway 152 and Highway 169	Sponsor	Jeff Dej Dev
Reason for Project This final plat application was initiated by 3C Investments LLC in order to subdivide the property in accordance with the city codes and state statutes. The developer intends to construct a 3 lot multi-family home subdivision.	Programs, Departments, or Groups Affected	City Cou Othe Plat
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.	Applicants / Proponents	App 3C City City
CONTROLLING CASE Case No. CD-CPC-2018-00155- Ord. 190340 approved on May 23, 2019, the Council approved a rezoning for an approximate 27-acre tract of land generally located at the northeast corner of Missouri Highway 152 and Missouri Highway 169 from District R-80 to District MPD, and	Opponents	Gro Nor Bas
approved a development plan that serves as a preliminar plat for a 206 multi-family townhome and senior livin development.	Staff Recommendation	Re
	Board or Commission Recommendation	By: Sep

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.) Platte County R-III
Applicants / Proponents	Applicant(s) 3C Investments LLC
	City Department City Planning and Development Other
Opponents	Roups or Individuals None Known Basis of Opposition
Staff Recommendation	For Against Reason Against:
Board or Commission Recommendation	By: City Plan Commission September 6, 2022
	☐ Approval ☐ Denial ☐ Approval, with conditions
Council Committee Actions	 □ Do Pass □ Do Pass (as amended) □ Committee Sub. □ Without Recommendation □ Hold □ Do not pass

Details	Policy / Program In	npact
	Policy or Program Change	No ☐ Yes
	N/A	
	Operational Impact Assessment N/A	
	Finances	
	Cost & Revenue Projections – Including Indirect Costs	
	N/A Financial Impact	
	Fund Source and Appropriation Account Costs	
	Is it good for the children?	

How will this contribute to a sustainable Kansas City?

This project consists of public and private improvements for a 3 lot multifamily residential development, on approximately 26.23 acres of previously undeveloped property. 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. 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.

Written by Lucas Kaspar, PE

Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by: Date: September 29, 2022

Thomas Holloway

Reviewed by:

Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00031

THE SUBJECT PROPERTY CONTAINS 26 23 ACRES MORE OR LESS.
 ACCESS TO PROPERTY VIA PUBLIC RIGHT OF WAY, NW 95TH TERRACE.
 PARENT TRACT AS RECORDED IN BOOK 3478, PAGE 927.
 CLASS OF PROPERTY - URBAN

BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY ARE GRID BEARINGS.

FLOOD STATEMENT:
A PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "Y, LAREAD DETERMINED.
A PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "Y, LAREAD DETERMINED AND A PART OF THE SUBJECT PROPERTY.
USES IN AN AREA ALBELED ZONE "A", GROBE FLOOD ELEVANTO DETERMINED, DES DETERMINED BY THE FERM FLOOD INSURANCE RATE MAP NUMBER 2005C0064G WITH A MAP DATE OF ZAMAMERY 20, 2017.

SURVEY REFERENCE: TITLE COMMITMENT FILE NUMBER: NCS-873275-KCTY EFFECTIVE DATE: OCTOBER 31, 2017 AT 8:00 AM FIRST AMERICAN TITLE COMPANY

THE REFERENCED TITLE REPORT DESCRIBES THE FOLLOWING EASEMENTS IN SCHEDULE BII AS EXCEPTIONS: AS EXCEPTIONS:

ITEM 8 - LACK OF ABUTTERS RIGHTS, GRANTED OR TAKEN AS SHOWN IN THE REPORT OF COMMISSIONERS IN SUIT FILED IN THE CIRCUIT COURT OF CLAY COUNTY AS NO. 23748 AND RECORDED NOVEMBER 13, 1986, A DOCUMENT.

NO. A-76450 IN BOOK 579, PAGE 24. (AFFECTS PROPERTY AND IS SHOWN)

ITEM # 9 - RIGHTS OBTAINED UNDER REPORT OF COMMISSIONERS FILED IN CASE NO. CV191 - 558BCC AND FILED UNDER DOCUMENT NO. L-9407 IN BOOK 2085, PAGE 813. (AFFECTS PROPERTY AND IS SHOWN)

ITEM # 10 - RIGHT OF WAY AGREEMENT WITH WILLIAMS PIPELINE CO. FILED UNDER DOCUMENT NO. L-10488 IN BOOK 2088, PAGE 342, (DOES NOT AFFECT PROPERTY, APPROX. LOCATION IS SHOWN PER EXHIBIT A OF DOCUMENT).

ITEM # 11 - EASEMENTS CONTAINED IN INSTRUMENT FILED UNDER DOCUMENT NO. D-41443 IN BOOK 1246, PAGE 502. (SAME AS ITEM # 13 AFFECTS PROPERTY AND IS SHOWN)

ITEM # 12 - COMMUNICATIONS RIGHT OF WAY AGREEMENT CONTAINED IN INSTRUMENT FILED UNDER DOCUMENT NO. F-87673 IN BOOK 1797, PAGE 932. (DOES NOT AFFECT PROPERTY AND NOT SHOWN)

ITEM # 13 - LACK OF DIRECT ACCESS TO ROUTE 152, SAID RIGHT OF DIRECT ACCESS HAVING REEN CONVEYED BY INSTRUMENT FILED AS DOCUMENT NO. D-41443 IN BOOK 1246, PAGE 502, (SAME AS ITEM # 11 AFFECTS PROPERTY AND IS SHOWN)

ITEM # 14 - EASEMENT GRANTED TO KANSAS CITY POWER & LIGHT BY INSTRUMENT FILED UNDER COCUMENT NO. L-16956 IN BOOK 2084, PAGE 149. (AFFECTS PROPERTY AND IS SHOWN).

ITEM # 15 - SEWER EASEMENT GRANTED TO KANSAS CITY AS SET FORTH IN THE INSTRUMENT RECORDED May 18, 2004 AS DOCUMENT NO. S-71409 IN BOOK 4619, PAGE 840. (AFFECTS PROPERTY AND IS \$5407M).



	NORTHING	TERS) EASTING
CL-10 RESET	341822.816	842837.765
1	343434.021	842870.225
2	343468.747	842906.777
3	343640.577	842967.192
(4)	343787.765	842926.750
(5)	343873.524	842651.648
6	344029.837	842712.387
7	344029.836	842815.829
(8)	344025.044	842970.997

ALL COORDINATES AND ALL BEARINGS AS SHOWN IN THE TRAVERSE TABLE. ARE BASED ON PASSOURS COORDINATE SYSTEM OF 1983, WEST ZONET USING A COUNTING THE COUNTING THE CONSIDER OF PACTOR OF 0.9999934 CL-10 RESET

PLAT DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "VILLAGES AT VIEW CREST".

LEGAL DESCRIPTION:
ALL THAT FART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 2 AND ALL THAT PART OF THE FRACTIONAL NORTHWAST QUARTER OF SECTION 3, ALL BEING IN TOWNSHIP 51, RANGE 33, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

OF SECTION 3, ALL BRIGG IN TOWNSHIPP ST, RANCE SS, MASKE CITY, CLAY COURTY, MISSIOURS, BERN GESCRIBED AFFOLIOWS.

COMMISSION AS THE INSTITUTE OF THE MISSION STATE OF THE MISSION

EGONNOC.

REASEMENT DIOCATION.

ARE ASSESSED IS REFERRED GRAVITED TO XAMSAS CITY, MISSOURIL FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND ARE ASSESSED IS REFERRED GRAVITED TO XAMSAS CITY, MISSOURIL FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND ARE ASSESSED IS REFERRED AS ANY OWN ALL, OF THEIR LUPON CHEEK LINES AND ACCOUNTS AND ASSESSED AS ANY OWN ALL, OF THEIR LUPON CHEEK LINES AND ACCOUNTS AND ASSESSED AS ANY OWN ALL, OF THEIR LUPON CHEEK LINES AND ASSESSED THAT THE SEASEMENT CONVEYED THAT THE SEASEMENT CONVEYED THAT THE SEASEMENT FOR THE PURPOSE ASSESSED AS ANY OWN ALL, OF THEIR LUPON CHEEK ASSESSED AS ANY OWN ALL, OF THEIR LUPON CHEEK ASSESSED AS ANY OWN ALL, OF THE ASSESSED AS ANY OWN ALL, OF THE ASSESSED AS ANY OWN ALL, OF THE LUPON CHEEK ASSESSED AS ANY OWN ALL, OF THE ASSESSED AS ANY OWN ALL OF THE ASSESSED AS ANY OWN AS ANY ANY OWN AS ANY AS

WITERAIDE LOSSENET.

WITERAIDE

PRIVATE OPEN SPACE, TRACTS A AND B.
THE PRIVATE OPEN SPACE (17 ACRES) SHOWN ON THIS PLAT IS HEREBY RESERVED TO SATISTY A PORTION OF THE REQUIRED PARKLAND.
THE PRIVATE OPEN SPACE (17 ACRES) SHOWN ON THIS PLAT IS HEREBY RESERVED TO SATISTY A PORTION OF THE REQUIRED PARKLAND.
ACRES REQUIRED.

STREET DEDICATION:
STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED. BUILDING LINES
BUILDING LINES OR SETBLOCK LINES ARE HERBBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDINGS OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

PRIEST OF STRANGE.
THE ROOT OF STRANGE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOLDAURIES OF THE PRICHERTY IS HERREST
GRANTED TO NAMAGE OITY, MESOURLE FOR THE PURPOSE OF FREE AND POLICE PROTECTION, MAINTENANCE OF WAITER MANS, SANTIAR
AND STORM MENRY MEDIC, CULLICITION OF ANAMINAC AND OFFICE WAY NOT TO HE UNITED STREETS DESTRICT, SERVICES OF THE DESTRICT,
TO ANY PRIVATE STREET OR ROWE BY VIRTUE OF THE DESTRICTS OF THE ROOT OF THE PROTECTION OF THE PROTECTION

FINAL PLAT VILLAGES AT VIEW CREST

LOTS 1 THRU 3, AND TRACTS A AND B KANSAS CITY, CLAY COUNTY, MISSOURI

TY PLAN COMMISSION:	PUBLIC WORKS:
DDDOVED	DIDECTOR DAI DATE DAVIS DE

JACKSON COUNTY GIS DEPARTMENT

ACKNOWLEDGEMENT:

3C INVESTMENTS LLC

IN WITNESS WHEREOF, THE GRANTORS HAS HEREUNTO EXECUTED THIS INSTRUMENT ON THE DAY AND YEAR ABOVE WRITTEN.

BY: CRAIG PORTER, MEMBER STATE OF MISSOURI)
SS
COUNTY OF JACKSON

ON THIS __DAY OF _____ 20__ BEFORE ME APPEARED CRAIG PORTER, MEMBER OF 3C INVESTMENTS, LLC, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN ______ THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

INDEX OF SHEETS: COVER SHEET AND NOTES TRACT DIMENSIONS EASEMENTS AND STREET GRADES



FINAL PLAT VILLAGES AT VIEW CREST KANSAS CITY, CLAY COUNTY, MISSOURI BOUNDARY & CONSTRUCTION SURVEYING, INC. 821 NE COLUMBUS STREET SUITE SIZE SUMMIT, MO. 64605 FIX 85 TRANSPORT STREET SUITE SUMMIT, MO. 64605 DATE: MARCH 19, 2021

