# **COMMUNITY PROJECT/ZONING** Ordinance Fact Sheet

221022

Ordinance Number

# **Brief Title**

Approving the plat of Staley Farms - Fourteenth Plat an addition in Kansas City, Jackson County, Missouri

#### Specific Address

Approximately 25.65 acres generally located at the northeast corner of Northeast Staley Farms Drive and Northeast 100th Street

### Reason for Project

This final plat application was initiated by Don Julian Builders Inc. in order to subdivide the property in accordance with the city codes and state statutes. The Developer intends to construct a 52 lot single family home subdivision.

#### 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.

## CONTROLLING CASE

Case No. CD-AA-2022-00265 – On October 13, 2022 a Minor Amendment to the Staley Farms Development plan on about 570 acres generally located at 3100 NE 100th Street was approved.

Sponsor	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments, or Groups Affected	City-Wide
	Council District(s) $1(PL)$ Hall – O'Neill
	Other districts (school, etc.) North Kansas City 250
Applicants / Proponents	Applicant(s) Don Julian Builders, Inc.
	<b>City Department</b> City Planning and Development
	Other
Opponents	Groups or Individuals None Known
	Basis of Opposition
Staff Recommendation	For Against
	Reason Against:
Board or	By: City Plan Commission
Commission Recommendation	November 15, 2022
	Approval
	Denial Approval, with conditions
Council Committee Actions	Do Pass
	🔲 Do Pass (as amended)
	Committee Sub.
	Hold
	Do not pass

Details	Policy / Program Impact			
	Policy or Program Change     No     Yes       N/A     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 Yes children?			
	1			

How will this contribute to a sustainable Kansas City?	This project consists of public and private improvements for a 52 lot single-family residential development, on approximately 25.65 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. 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.
	withen by Lucas Kaspai, FE

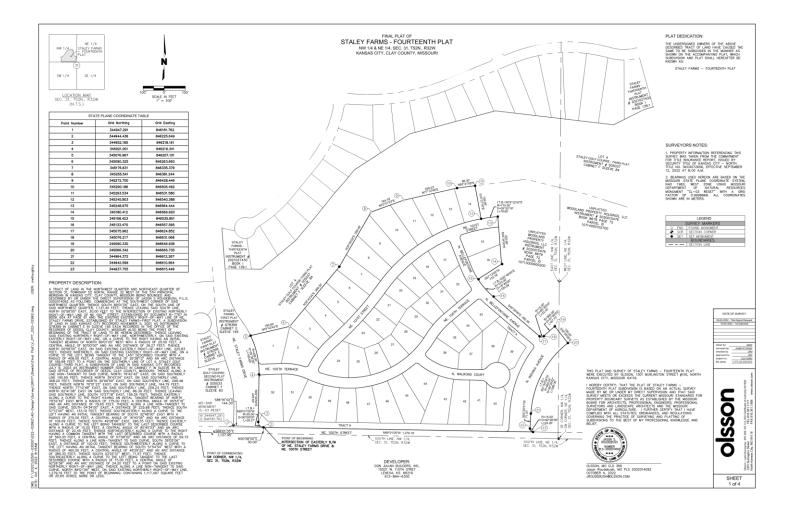
### **Project Start Date**

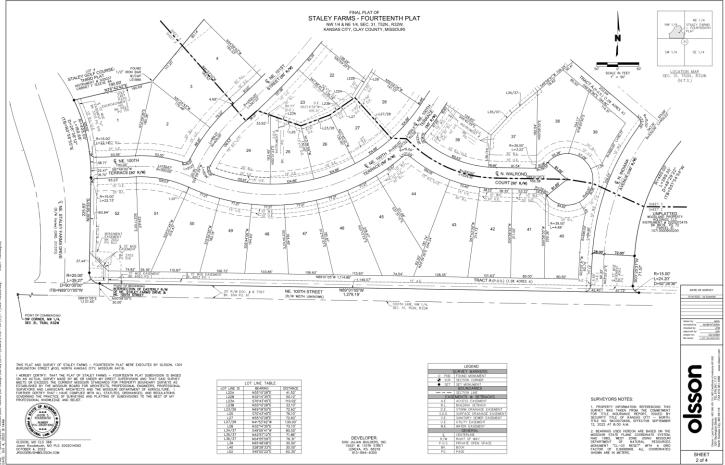
**Projected Completion or Occupancy Date** 

Fact Sheet Prepared by: Thomas Holloway Date: November 21, 2022

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

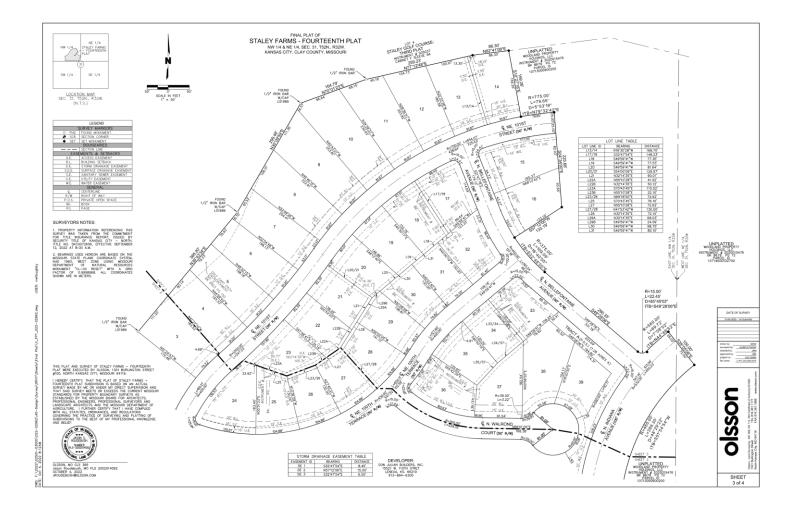
Reference or Case Numbers: CLD-FnPlat-2022-00039





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