

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

140627

Ordinance Number

Brief Title

Approving the plat of Pembroke Estates-Fifth Plat, an addition in Kansas City, Clay County, Missouri

Specific Address Approximately 11.78 acres generally located on the west side of N. Indiana Avenue and NE 92 nd Street, creating 22 single family lots.	Sponsor	City Development
Reason for Project This final plat application was initiated by Cambridge Homebuilders, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct 22 single family homes.)	Programs, Departments, or Groups Affected	City-Wide Council District(s) 1 (CL) Other districts (school, etc.) North Kansas City
Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This ordinance was not introduced 9 days after City Plan Commission approval to allow the applicant time to submit the running total of required open space for park purposes and evidence that street trees have been planted in Phases 1 through 4. The items were required by Development Management to be submitted prior to ordinance request. This plat can be added to the consent agenda. SD0763, Preliminary Plat – Pembroke Estates – Ord. No. 961592 , passed January 16, 1997, approved a preliminary plat for 141 SF lots. SD0763A, Final Plat, Pembroke Estates First Plat – Ordinance No. 001467 , passed November 9, 2000, approved a final plat creating 66 single family lots and two tracts. SD0763B, Final Plat, Pembroke Estates Detention Plat -- Ordinance No. 001468 , passed November 9, 2000, approved a final plat for a storm detention facility. Case No. 11881-A-5 – On July 24, 2001, the Board of Zoning Adjustment approved a conditional use permit for signs to identify a residential subdivision, in accordance with Exhibit 12 and subject to submit a landscaping plan. Case No. 11881-CUP-6 -- Final plan for a swimming pool, parking lot and bathhouse for the subdivision, approved by the City Plan Commission on August 7, 2001. Case No. 11881-CUP-7 – Final plan for the detention tract facility, approved by the City Plan Commission on August 20, 2002.	Applicants / Proponents	Applicant(s) Cambridge Homebuilders, LLC 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 November 19, 2013 <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input 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

Details

SD0763C, Final Plat, Pembroke Estates Second Plat, Ord. No. 030888, passed August 14, 2003, creating 38 single family lots on 12.65 acres.

Case No. 11881-P 8 – Ordinance No. 031014, passed October 2, 2003, rezoned about 63.9 acres from District RA (agricultural) to District R-1a (one-family dwellings).

Case No. 11881-P-CUP-9 – Ordinance No. 031013, passed October 2, 2003, and approved a Community Unit Project for 281 single family lots on 111.03 acres.

Case No. 11881-CUP-10, Ordinance No. 050860, passed August 4, 2005, approved an amendment to a CUP plan to allow for 279 single family residential units on 111.03 acres, private open space and storm water tracts. Note: This is the approved CUP plan for the site.

SD0763D, Final Plat, Pembroke Estates Third Plat, Ord. No. 051346, passed November 10, 2005, creating 22 single family lots on 8.80 acres.

SD0763E, Final Plat, Pembroke Estates Fourth Plat, Ord. No. 080805, passed August 21, 2008, creating 37 single family lots on 24.7 acres.

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

	<p>How will this contribute to a sustainable Kansas City?</p>	<p>This project consists of public and private improvements for a residential development on most previously undeveloped or under-utilized property. Surface runoff will be conveyed in designed surface drainage swales as much as possible to allow infiltration and minimize the cost of infrastructure construction, thereby preserving natural and financial resources. The increase in storm water run-off volume will be mitigated by installation of infiltration swales. The proposed storm water detention facility will assure that the pre-development peak discharge rate will not be exceeded after development of the site. Common green space areas will be privately maintained. Modern and safe streets will be constructed. New sanitary sewers will be built that minimize infiltration and inflow. Pedestrian friendly sidewalks and streetlights will also be constructed. Homeowners must adhere to the codes, covenants and restrictions prepared for the project to assure ongoing appreciation of their properties.</p> <p>Written by Tom Nguyen, P.E.</p>
--	--	--

Project Start Date

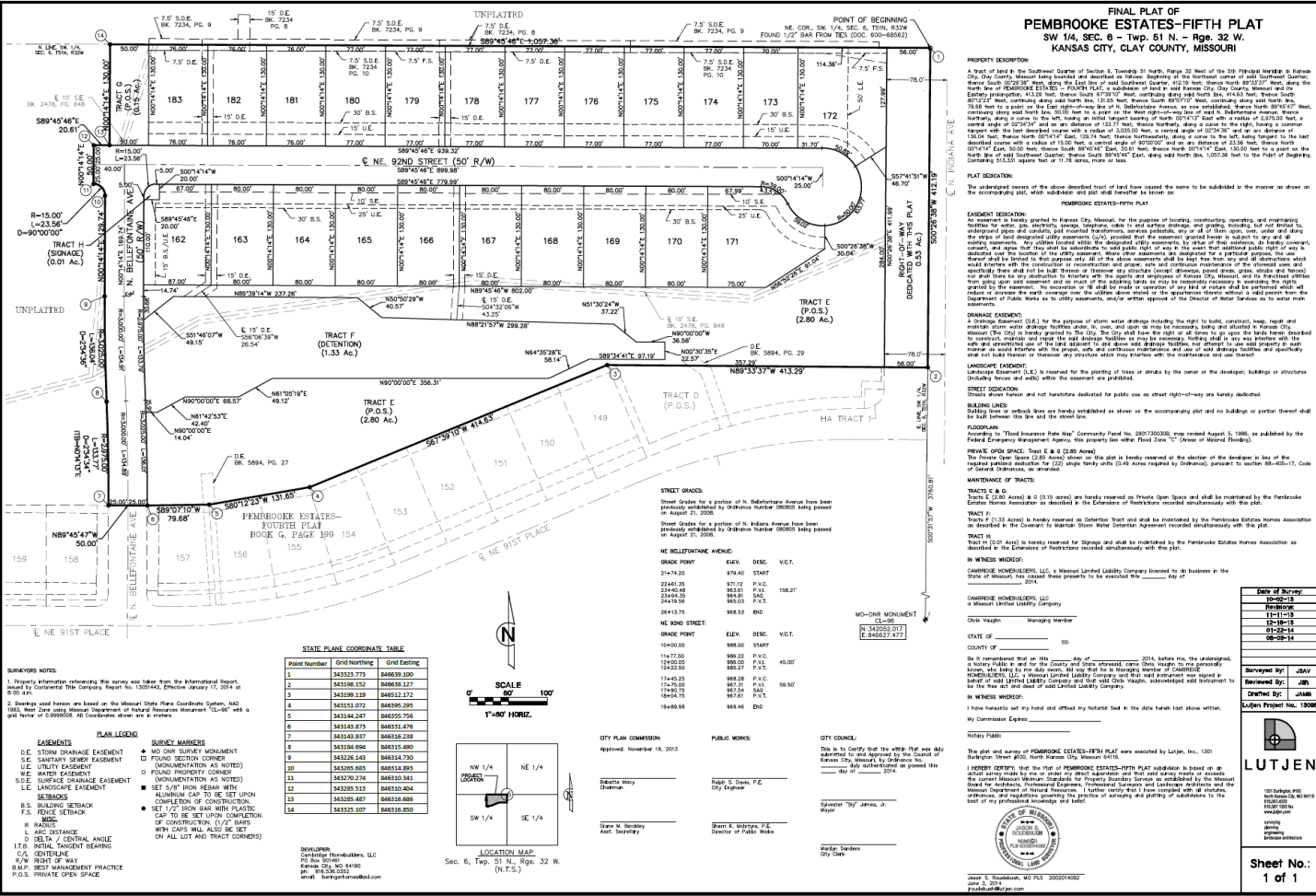
Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Pam Powell

Date:
July 30, 2014

Reviewed by:
Tom Nguyen, P.E.
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers:



SURVEYOR'S NOTES

1. Property boundaries shown on this plat were taken from the International Report, Surveyed by [Name], dated [Date], and are shown as [Type] boundaries.

2. Bearings and distances are based on the Missouri State Plane Coordinate System, NAD 83, with zone 16N. All coordinates shown are in meters.

PLAN LEGEND

EASEMENTS

- D.E. STORM DRAINAGE EASEMENT
- S.E. SANITARY SEWER EASEMENT
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- S.D.E. SURFACE DRAINAGE EASEMENT
- B.E. BUILDING EASEMENT
- B.S. BUILDING SETBACK
- F.S. FENCE SETBACK
- R. RIGHT-OF-WAY
- A.B.C. DISTANCE
- D. DELTA / CENTRAL ANGLE
- I.T.B. INITIAL TANGENT BEARING
- C.V. CIRCULAR
- R/W RIGHT-OF-WAY
- B.M.P. BEST MANAGEMENT PRACTICE
- P.O.S. PRIVATE OPEN SPACE

SURVEY MARKERS

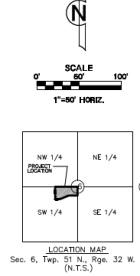
- NO CORNER SURVEY MONUMENT
- FOUND SECTION CORNER (DOCUMENTATION AS NOTED)
- FOUND PROPERTY CORNER (DOCUMENTATION AS NOTED)
- SET 1/4" IRON NAIL WITH ALUMINUM CAP TO BE SET UPON COMPLETION OF CONSTRUCTION
- SET 1/2" IRON NAIL WITH PLASTIC CAP TO BE SET UPON COMPLETION OF CONSTRUCTION (1/2" IRON NAIL WITH CAPS WILL ALSO BE SET ON ALL LOT AND TRACT CORNERS)

DEVELOPER

Continental Homebuilders, LLC
PO Box 50140
Kansas City, MO 64150
Phone: 816.452.0000
Email: beth@continentalhbs.com

STATE PLANE COORDINATE TABLE

Point Number	Grid Northing	Grid Easting
1	543523.775	846639.100
2	543518.152	846638.127
3	543509.128	846632.072
4	543515.072	846639.295
5	543544.247	846555.756
6	543543.875	846551.476
7	543543.807	846559.138
8	543534.694	846515.490
9	543538.143	846534.730
10	543509.689	846514.989
11	543520.276	846530.943
12	543535.513	846530.404
13	543539.487	846519.688
14	543533.387	846519.690



CITY PLAN COMMISSION

Approved November 19, 2013

CITY COUNCIL

This is to certify that the within plat was duly adopted by the City Council of the City of Kansas City, Missouri, on the [Date] day of [Month], 2014.

DEPUTY CITY CLERK

[Signature]

CITY CLERK

[Signature]

CITY CLERK

[Signature]

DEPUTY CITY CLERK

[Signature]

DEPUTY CITY CLERK

[Signature]

CITY CLERK

[Signature]

DEPUTY CITY CLERK

[Signature]

CITY CLERK

[Signature]

DEPUTY CITY CLERK

[Signature]

CITY CLERK

[Signature]

DEPUTY CITY CLERK

[Signature]

CITY CLERK

[Signature]

DEPUTY CITY CLERK

[Signature]

CITY CLERK

[Signature]