

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

160180

Ordinance Number

Brief Title

Approving the plat of Silverbrooke – Phase 2A, an addition in Kansas City, Platte County, Missouri

Specific Address Approximately 9.2 acres generally located on the east side of N. Green Hills Road, extending N. Adrian Avenue to connect to NW 76 th Terrace, creating 26 single family lots and one (1) private open space tract.	Sponsor City Development										
Reason for Project This final plat application was initiated by Quality Land Holdings, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct 26 single family homes.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 2 (PL) Other districts (school, etc.) Park Hill										
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. Case No. 13421-CUP - Ordinance No. 051506, passed by City Council on January 12, 2006, approved a preliminary community unit project plan in District R-1a, on about 113 acres, to allow for 187 single-family lots and private open space. (Current approved plan) Case No. 13421-P-1 – Ordinance No. 051509, passed by City Council on January 12, 2006, rezoned about 113 acres generally located on the east side of N Green Hills Road on both sides of proposed NW 76th Street from District RA (agricultural) and District R-1a to District R-1a.	<table border="1"> <tr> <td data-bbox="808 777 1029 1052">Applicants / Proponents</td> <td data-bbox="1029 777 1560 1052"> Applicant(s) Quality Land Holdings, LLC City Department City Planning and Development Other </td> </tr> <tr> <td data-bbox="808 1056 1029 1268">Opponents</td> <td data-bbox="1029 1056 1560 1268"> Groups or Individuals None Known Basis of Opposition </td> </tr> <tr> <td data-bbox="808 1272 1029 1430">Staff Recommendation</td> <td data-bbox="1029 1272 1560 1430"> <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against: </td> </tr> <tr> <td data-bbox="808 1434 1029 1675">Board or Commission Recommendation</td> <td data-bbox="1029 1434 1560 1675"> By: City Plan Commission March 1, 2016 <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> Approval, with conditions </td> </tr> <tr> <td data-bbox="808 1680 1029 1936">Council Committee Actions</td> <td data-bbox="1029 1680 1560 1936"> <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>	Applicants / Proponents	Applicant(s) Quality Land Holdings, 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 March 1, 2016 <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
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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

	<p>How will this contribute to a sustainable Kansas City?</p>	<p>This project consists of public and private improvements for a single-family residential development on previously undeveloped property. There is an existing stormwater detention facility constructed by an earlier plat. 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.</p> <p>Written by Brett A. Cox, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:

Pam Powell

Date:

March 9, 2016

Reviewed by:

Brett A. Cox, PE, Senior Registered Engineer
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers:

