



Planning + Urban Design

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: City Planning Commission
From: Planning and Urban Design Staff
Date: May 29, 2020
Re: Final Plat – Honey Creek Estates Replat

GENERAL INFORMATION

Applicant:
Colbert Family Living Trust

Status of Applicant:
Property Owner
11530 and 11548 Parkview Avenue
Kansas City, Kansas

Requested Action:
Final Plat

Date of Application:
May 29, 2020

Purpose:
To combine two (2) residential lots into one (1).

Property Location:
11530 and 11548 Parkview Avenue

Commission Districts:



Commissioner At Large: Melissa Bynum

District Commissioner: Mike Kane

Existing Zoning:	R-1 Single Family Residential District
Adjacent Zoning:	AG Agriculture District
North:	R-1(Wyco) Large Lot Single Family District
South:	R-1(Wyco) Large Lot Single Family District
East:	R-1(Wyco) Large Lot Single Family District
West:	R-1 Rural Residence District
Adjacent Uses:	North: Single Family Residences with agricultural uses
	South: Single Family Residences
	East: Single Family Residences
	West: Single family home with agricultural uses
Neighborhood Characteristics:	This is a rural residential neighborhood. The two (2) lots in this replat are part of a 7-lot subdivision with surrounding larger lots used for rural and residential uses.
Total Tract Size:	11530 Parkview Avenue - 0.99 Acre 11548 Parkview Avenue - 0.99 Acre
Master Plan Designation:	The Prairie Delaware Piper Master Plan designates this property as Planned Mixed Residential District.
Major Street Plan:	The Major Street Plan classifies Parkview Avenue as a Local Street.
Required Parking:	1) Parking shall not be permitted in required yards adjacent to street rights of way. 2) Two (2) spaces per dwelling unit, plus two (2) spaces for any accessory house occupation or principal agriculture use.
Advertisement:	<u>The Wyandotte Echo</u> – None Required. Letters to Property Owner – June 18, 2020
Public Hearing:	July 13, 2020
Public Opposition:	None to date.
Public Support:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Colbert Family Living Trust has proposed a replat of two (2) residential lots to combine them as one (1) lot for the construction of a single-family residence.

City Ordinance Requirements: Article XXI Sections 27-502 - 27-709

FACTORS TO BE CONSIDERED

1. *Development of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.*

Development is of such character that it can safely be used without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity because the proposal will replat two (2) residential lots to combine them as one (1) lot for the construction of one (1) single-family residence. No danger from fire, flood, erosion, excessive noise or other adversity will be added as a result of the approval of this replat.

2. *The extent to which utilities and public services are available and adequate to serve the proposed use.*

a. *Water service*

Available.

b. *Sanitary sewer service*

Available.

c. *Storm water control*

To meet City Code.

d. *Police*

Police service is provided by District #225.

e. *Fire*

Fire service is provided by Station #8.

f. *Transit*

KCATA does not provide transit near this property.

g. *Schools*

Public education is provided by Piper USD 203.

- 3. Streets are designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.**

Streets are existing and have been designed to meet applicable standards.

- 4. Assurance that buildings, lots, blocks, parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.**

The replat will facilitate more open space by combining two (2) residential lots into one (1), thus allowing only one (1) residential structure where two (2) are currently allowed.

- 5. Development patterns are designed with due regard to topography, so that the natural features of the land and vegetation shall be protected and enhanced.**

Development patterns have been designed to enhance and protect natural features of the land and vegetation.

- 6. Adequate sites are provided for schools, parks, playgrounds, and other community services so that residents of all neighborhoods shall have convenient access to such facilities.**

Amenities and community services have been designated with the previous preliminary and final plats. This action will not impact such items.

KEY ISSUES

None

STAFF COMMENTS AND SUGGESTIONS

Planning + Urban Design Comments:

- 1. Please review and respond to the Planning Engineering Comments below.**

Staff Comment: Applicant has responded to Planning Engineering Comments. Revised documents are attached below.

- 2. Please review and respond to the County Surveyor Comments below.**

Staff Comment: Applicant has responded to County Surveyor Comments. Revised documents are attached below.

Planning Engineering Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) Remove references to Robin H. Richardson, AICP as UG Secretary and replace with Gunnar Hand, AICP as UG Secretary.
 - 2) The County Surveyor makes separate technical review of the plat documents and submits comments directly to the preparer of the plat. Provide revised plat documents in accordance with County Surveyor comments.
- B) Items that are conditions of approval:
 - 1) None.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

County Surveyor Comments:

- 1. Please provide this office with LSRR.
- 2. Please provide this office with a closure report of the out boundary.
- 3. Please add Lot 2 and Lot 3 faded back on the face of the plat.
- 4. Add chord distance and bearing to the curve data on the face of the plat.
- 5. 10th line of the description 141.34' does not match distance of 241.34 on the face of the plat.
- 6. The Director of Planning is Gunnar Hand.

Staff Comment: Applicant has provided revised documents. They are attached below.

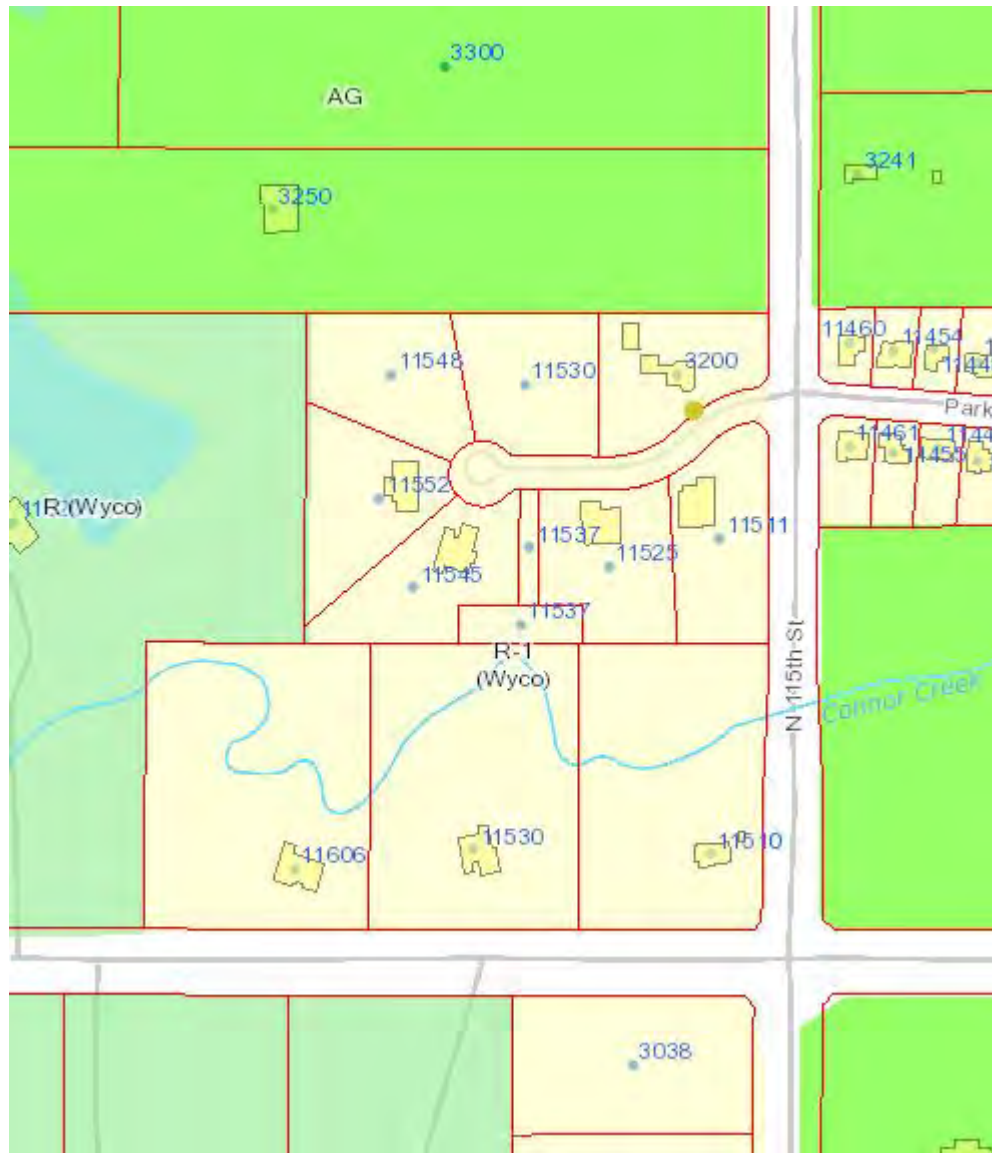
STAFF RECOMMENDATION

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Honey Creek Estates Final Plan subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

- 1) Compliance with all requests outlined in the Planning Engineering Comments.
- 2) Compliance with all requests outlined in the County Surveyor Comments.
- 3) Please revise the replat drawing to show the access easement.
- 4) If approved, the applicant must submit a check in the amount of \$32.00 made payable to the Register of Deeds and a check in the amount of \$6.00 made payable to the Unified Treasurer.

ATTACHMENTS

Zoning Map
Honey Creek Replat
Geospatial Services Comments
Site Photos Provided by the Applicant



HONEY CREEK ESTATES REPLAT

A REPLAT OF LOTS 2 AND 3 "HONEY CREEK ESTATES"
CITY OF KANSAS CITY, WYANDOTTIE COUNTY, KANSAS
FINAL PLAT



1. This replat shall be subject to the easements and restrictions contained in the plat of Honey Creek Estates, Subdivided Lots 2 and 3, recorded in Wyandottie County, Kansas, Book 10, Page 51.

2. This replat shall be subject to the easements and restrictions contained in the plat of Honey Creek Estates, Subdivided Lots 1, 4 and 5, recorded in Wyandottie County, Kansas, Book 10, Page 52.

ACKNOWLEDGMENT
I, the undersigned, have read the foregoing plat and know the contents thereof, and I am a resident of the City of Kansas City, Wyandottie County, Kansas. I hereby acknowledge that the above plat is a true and correct representation of the facts as shown on the ground and as shown on the survey, and that the same has been approved by the City Council of the City of Kansas City, Wyandottie County, Kansas, and that the same has been duly recorded in the Public Records of Wyandottie County, Kansas, and that the same is now a part of the Public Records of Wyandottie County, Kansas.

ADDITIONAL INFORMATION
The undersigned certifies that the above plat is a true and correct representation of the facts as shown on the ground and as shown on the survey, and that the same has been approved by the City Council of the City of Kansas City, Wyandottie County, Kansas, and that the same has been duly recorded in the Public Records of Wyandottie County, Kansas, and that the same is now a part of the Public Records of Wyandottie County, Kansas.

IN TESTIMONY WHEREOF
I, the undersigned, have hereunto set my hand and seal of office, at the City of Kansas City, Wyandottie County, Kansas, this 13th day of July, 2020.

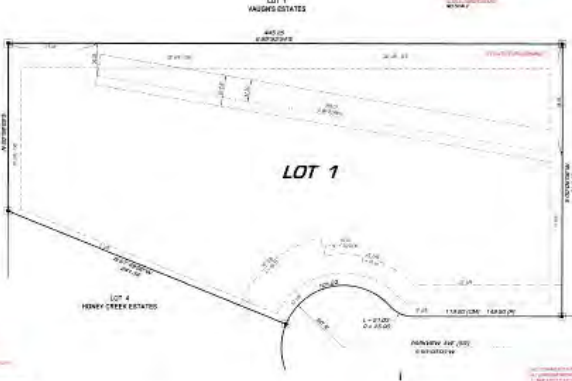
CITY OF KANSAS CITY, WYANDOTTIE COUNTY, KANSAS
Mayor
City Clerk

APPROVAL
I, the undersigned, being duly qualified and sworn as a member of the Board of Commissioners of Wyandottie County, Kansas, do hereby certify that the above plat has been approved by the Board of Commissioners of Wyandottie County, Kansas, on this 13th day of July, 2020.

COUNTY ENGINEER APPROVAL
I, the undersigned, being duly qualified and sworn as a County Engineer of Wyandottie County, Kansas, do hereby certify that the above plat has been approved by me on this 13th day of July, 2020.

COUNTY JAILER APPROVAL
I, the undersigned, being duly qualified and sworn as a County Jailer of Wyandottie County, Kansas, do hereby certify that the above plat has been approved by me on this 13th day of July, 2020.

STATE OF KANSAS - COUNTY OF WYANDOTTIE
Notary Public
My commission expires on 07/13/2022.



REMARKS
1. This replat is subject to the easements and restrictions contained in the plat of Honey Creek Estates, Subdivided Lots 2 and 3, recorded in Wyandottie County, Kansas, Book 10, Page 51.
2. This replat is subject to the easements and restrictions contained in the plat of Honey Creek Estates, Subdivided Lots 1, 4 and 5, recorded in Wyandottie County, Kansas, Book 10, Page 52.

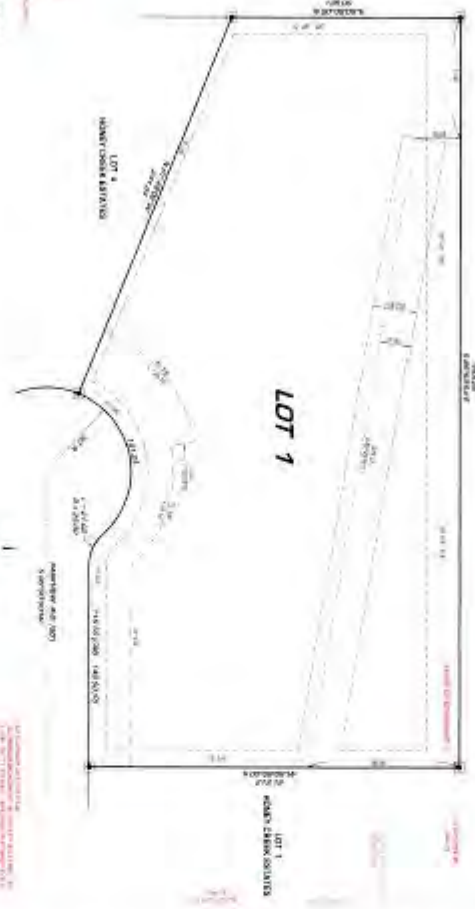
NO.	DESCRIPTION
1	1/4 SECTION 10, T27N, R12E, S4E
2	1/4 SECTION 11, T27N, R12E, S4E
3	1/4 SECTION 12, T27N, R12E, S4E
4	1/4 SECTION 13, T27N, R12E, S4E
5	1/4 SECTION 14, T27N, R12E, S4E



NOTICE
I, the undersigned, do hereby certify that the above plat is a true and correct representation of the facts as shown on the ground and as shown on the survey, and that the same has been approved by the City Council of the City of Kansas City, Wyandottie County, Kansas, and that the same has been duly recorded in the Public Records of Wyandottie County, Kansas, and that the same is now a part of the Public Records of Wyandottie County, Kansas.

HONEY CREEK ESTATES REPLAT

A REPLAT OF LOTS 2 AND 3 HONEY CREEK ESTATES
CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS
FINAL PLAT



NOTICE TO CONTRACTORS
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KANSAS CITY AND THE KANSAS DEPARTMENT OF TRANSPORTATION AND HIGHWAYS.

NOTICE TO HOMEOWNERS
THE HOMEOWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KANSAS CITY AND THE KANSAS DEPARTMENT OF TRANSPORTATION AND HIGHWAYS.

NOTICE TO ADJACENT PROPERTY OWNERS
THE ADJACENT PROPERTY OWNERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KANSAS CITY AND THE KANSAS DEPARTMENT OF TRANSPORTATION AND HIGHWAYS.

ITEM	DESCRIPTION
1	LOT 1 - 1.77 ACRES (77,000 SQ. FT.)
2	LOT 2 - 1.77 ACRES (77,000 SQ. FT.)
3	LOT 3 - 1.77 ACRES (77,000 SQ. FT.)
4	LOT 4 - 1.77 ACRES (77,000 SQ. FT.)
5	LOT 5 - 1.77 ACRES (77,000 SQ. FT.)
6	LOT 6 - 1.77 ACRES (77,000 SQ. FT.)
7	LOT 7 - 1.77 ACRES (77,000 SQ. FT.)
8	LOT 8 - 1.77 ACRES (77,000 SQ. FT.)
9	LOT 9 - 1.77 ACRES (77,000 SQ. FT.)
10	LOT 10 - 1.77 ACRES (77,000 SQ. FT.)
11	LOT 11 - 1.77 ACRES (77,000 SQ. FT.)
12	LOT 12 - 1.77 ACRES (77,000 SQ. FT.)
13	LOT 13 - 1.77 ACRES (77,000 SQ. FT.)
14	LOT 14 - 1.77 ACRES (77,000 SQ. FT.)
15	LOT 15 - 1.77 ACRES (77,000 SQ. FT.)
16	LOT 16 - 1.77 ACRES (77,000 SQ. FT.)
17	LOT 17 - 1.77 ACRES (77,000 SQ. FT.)
18	LOT 18 - 1.77 ACRES (77,000 SQ. FT.)
19	LOT 19 - 1.77 ACRES (77,000 SQ. FT.)
20	LOT 20 - 1.77 ACRES (77,000 SQ. FT.)

STATE OF KANSAS / COUNTY OF WYANDOTTE
I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in my office on this _____ day of _____, 2020.

NOTARY PUBLIC
My Commission Expires _____

DESCRIPTION
This plat shows the replat of Lots 2 and 3 of Honey Creek Estates, City of Kansas City, Wyandotte County, Kansas. The total area of the lots is 3.54 acres (153,000 square feet). The replat is being filed for record on this date.

EXEMPTION
This replat is exempt from the recording fee under the provisions of K.S.A. 17-1001(b)(1) because it is a replat of an existing subdivision.

ADJACENT PROPERTY OWNERS
The adjacent property owners have been notified of this replat and their objections, if any, have been resolved.

REPLAT BY KANSAS / COUNTY OF WYANDOTTE
I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in my office on this _____ day of _____, 2020.

NOTARY PUBLIC
My Commission Expires _____

COUNTY CLERK
I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in my office on this _____ day of _____, 2020.

NOTARY PUBLIC
My Commission Expires _____



GeoSpatial Services
A Division of the Knowledge Office

710 North 7th Street Suite 200
Kansas City, Kansas 66101

Phone: (913) 573-2941
Fax: (913) 573-4106

To: Gunnar Hand, Urban Planning and Land Use
Janet Parker, Urban Planning and Land Use

From: Robert Ringel, GIS Analyst, Unified Government GSS

Date: June 12, 2020

RE: HONEY CREEK ESTATES REPLAT

We have researched the official county records for the above plat as submitted to Urban Planning and Land Use by:
Hahn Surveying

On:
May 29, 2020

And we have determined the following:

Takes all of CIC-TAS Parcels:
296301 & 296302

Owner-of-Record:
Colbert Family Living Trust

Jurat Signatures:
Charles & Aileen Colbert – Colbert Family Trust

We find that the plat is: **Presently unacceptable for posting.**

Please note the following comments.

1) Taxes

Per KSA 19-1207 any current taxes and assessments must be paid along with any unlevied taxes for the current year. Parcels 296301 & 296302 has unpaid 2019 taxes and/or assessments. For exact payoff amount the taxpayer should contact the Unified Government Treasurer. These taxes must be satisfied prior to recording.

2) Legal Description

The legal description has an error along the southwest side. It should be 241.34 feet instead of 141.34.







Land Survey Reference Report:

LAND SURVEY REFERENCE REPORT
 Department of Archives
 Kansas State Historical Society
 6425 SW Sixth Avenue, Topeka, KS 66615-1099
 (785) 272-8681 Ext. 322 FAX (785) 272-8682

FOR OFFICIAL USE ONLY

Land Surveyor: Larry T. Hahn
 Company: Hahn Surveying
 Street Address: PO Box 41
 City, State: Lansing, KS
 Zip Code: 66043

L.S. Reg. Number: 1349
 Project Number: Honey Creek Replat
 Telephone Number: 913-547-3405
 Date of Survey: August 21, 2019
 County of Survey: Wyandotte

This report is filed as a (check only one):

- SURVEY REFERENCE REPORT (K.S.A. 58-2011a). NOTICE OF ENDANGERMENT ACTIVITY (K.S.A. 58-2011b).
 There is a \$4.00 per corner filing fee, which must accompany the Land Survey Reference Report.
 NOTICE OF COMPLETION OF ENDANGERMENT ACTIVITY AND REPORT OF RESTORATION (K.S.A. 58-2011c).
 This may only be filed after filing a prior NOTICE OF ENDANGERMENT ACTIVITY. There is no filing fee.
 Endangerment report was filed on _____.

LOCATION CODE OF MARKER IN TOWNSHIP (see illustration on back): 13V

Legal Description: Southeast Section Corner Section: 28 Township: 10S Range: 23E

Survey Datum (if known): Assumed North: _____ East: _____

Corner Status Prior to Survey: Existing Obliterated Lost Endangered
 Monument Condition: Found Set Reset Found Record

Detailed Monument Description: Aluminum monument in survey box

REFERENCE MARKS AND MEASUREMENTS: (Please, no symbols or abbreviations.)

NOTE: ALL MEASUREMENTS ARE HORIZONTAL SLOPED **UNLESS NOTED OTHERWISE.**

R1 NW 107.72 to nail with washer in power pole

R2 NE 59.31 to "+" cut in top end of 36" RCP

R3 SE 58.00 to "+" cut in top of end of 36" RCP

R4 _____

R5 _____

R6 _____

R7 _____

R8 _____

DETAILED METHOD OF RECOVERY OR ESTABLISHMENT: _____

SURVEYOR'S CERTIFICATE:

This is to certify that I, Larry T. Hahn, have found evidence of the corner hereon described and that the statements contained hereon correctly represent the evidence, corner, monuments, and accessories for the corner:



The original signature and date shall be across the Land Surveyor's Professional seal.

THIS BLANK FORM MAY BE PHOTOCOPIED

LAND SURVEY REFERENCE REPORT
 Department of Archives
 Kansas State Historical Society
 6425 SW Sixth Avenue, Topeka, KS 66615-1099
 (785) 272-8681 Ext. 322 FAX (785) 272-8682

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 This may only be filed after filing a prior NOTICE OF ENDANGERMENT ACTIVITY. There is no filing fee.
 Endangerment report was filed on _____.

LOCATION CODE OF MARKER IN TOWNSHIP (see illustration on back): 13T

Legal Description: East Quarter Section Corner Section: 28 Township: 10S Range: 23E

Survey Datum (if known): Assumed North: _____ East: _____

Corner Status Prior to Survey: Existent Obliterated Lost Endangered
 Monument Condition: Found Set Reset Found Record

Detailed Monument Description: Aluminum monument in survey box

REFERENCE MARKS AND MEASUREMENTS: (Please, no symbols or abbreviations.)

NOTE: ALL MEASUREMENTS ARE HORIZONTAL SLOPED UNLESS NOTED OTHERWISE.

- R1 NW 68.04 to nail with shiner in power pole
 R2 SW 63.24 to "+" cut in north rim of telephone manhole
 R3 SE 26.37 to "+" cut in north end of RCP
 R4 _____
 R5 _____
 R6 _____
 R7 _____
 R8 _____

DETAILED METHOD OF RECOVERY OR ESTABLISHMENT: _____

SURVEYOR'S CERTIFICATE:

This is to certify that I, Larry T. Hahn, have found evidence of the corner hereon described and that the statements contained hereon correctly represent the evidence, corner, monuments, and accessories for the corner.



The original signature and date shall be across the Land Surveyor's Professional seal.

THIS BLANK FORM MAY BE PHOTOCOPIED

Out Boundary Closure Report:

C:\Program Files\TPCW\HONEYCREEK.TRV
[[Closure View2 - HONEY CREEK REPLAT]]

[Traverse Summary]

Closed Loop 8 Points From 1 To 8

Horizontal Distance: 1282.535 Feet Slope Distance: 1282.535 Feet

Area: 90235.91 SqFt 2.07 Acres

[Error Summary]

Relative: 1 : 355605 (Closed Loop) Linear: 0.004 Feet Direction: S42°29'00"E

Northing: 0.003 Feet Easting: -0.002 Feet Elevation: 0.000 Feet

Angular: None

[Closing Points]

	Point	Northing	Easting	Elevation
From	1	500.00000	500.00000	0.0000
To	8	500.00266	499.99756	0.0000
Correct	1	500.00000	500.00000	0.0000

[Adjustments]

[Adjustment Details]

Not Adjusted

Revised Plat Dated July 2, 2020:

Property Tax Payment Receipt:

RECEIPTS UNIFIED GOVERNMENT TREASURER Receipt #: 102743	Date - Time: 6/26/2020 - 8:21:35AM
--	---------------------------------------

Tax Unit ID: 60 Parcel #: 296301 CAMA #: 036 28 0 40 01 003 02 0 01 Sec: Twnt: Rgn: Property Address/Legal: 11530 PARKVIEW AVE - KANSAS CITY, KS 66109-3401 COLB00016 COLBERT FAMILY LIVING TRUST 19420 SANTA FE TRL LEAVENWORTH, KS 66048-8436 Owner: COLBERT FAMILY LIVING TRUST Legal: L2	Tax Unit: KANSAS CITY, USD 203, COUNTY LIBRARY Value: 7,897
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Tax Year	Type	Statement #	General Taxes	1st Half	2nd Half	Total
2019	RL	51262		671.11	671.11	1,342.22
			Special	0.00	0.00	0.00

Receipt #	Entry Date	Penalty Date	Code	1st Half	2nd Half	Interest / Fees	Total	Comment
Check Paid	Cash Paid	Card Paid	AAE/Rev. Paid	Change	Operator	Paid By		
102743-1	06/26/2020	06/26/2020	1	671.11	0.00	38.22	709.33	CK #5925
709.33	0.00	0.00	0.00	0.00	0.00	EJ	COLBERT FAMILY LIVING	
102743-2	06/26/2020	06/26/2020	2	0.00	671.11	5.66	676.77	CK #5925
676.77	0.00	0.00	0.00	0.00	0.00	EJ	COLBERT FAMILY LIVING	
Grand Totals				671.11	671.11	43.88	1,386.10	
1,386.10	0.00	0.00	0.00	0.00	0.00			

Remaining Penalties	Remaining Fees	Remaining 1st Half	Remaining 2nd Half	Remaining Total
0.00	0.00	0.00	0.00	0.00

