

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

Ordinance Number

**Brief Title**

Approving the plat of 19TH and Oak , an addition in Kansas City, Jackson County, Missouri

<p><b>Specific Address</b>                  Approximately 5.76 acres generally located at 19th Street on the north, 20th Street on the south, Oak Street on the west and Cherry Street on the east, creating 4 lots and 1 tract.</p>
<p><b>Reason for Project</b>                  This final plat application was initiated by Belle44, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a mixed use subdivision.)</p>
<p><b>Discussion</b>                  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.</p> <p><b>Case No. 758-S</b> - About 6.2 acres generally bounded by E. 19th Street on the north, E. 20th Street on the south, Oak Street on the west and Cherry Street on the east, to consider approval of the 19th &amp; Oak PIEA Development Plan, and declare the area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620. (Ordinance No. 180409, passed June 7, 2018)</p>

<b>Sponsor</b>	City Development
<b>Programs, Departments, or Groups Affected</b>	City-Wide  Council District 4(JA )  <b>Other districts (school, etc.)</b> Kansas City Mo. 110
<b>Applicants / Proponents</b>	<b>Applicant(s)</b> 44Belle, LLC  <b>City Department</b> City Planning and Development  <b>Other</b>
<b>Opponents</b>	<b>Groups or Individuals</b> None Known  <b>Basis of Opposition</b>
<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:
<b>Board or Commission Recommendation</b>	<b>By: City Plan Commission</b>  This plat has not been approved by CPC  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> Approval, with conditions
<b>Council Committee Actions</b>	<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**

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**Policy / Program Impact**

<b>Policy or Program Change</b>  N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<b>Operational Impact Assessment</b>  N/A	

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b>  N/A	
<b>Financial Impact</b>  N/A	
<b>Fund Source and Appropriation Account Costs</b>  N/A	
<b>Is it good for the children?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



<b>How will this contribute to a sustainable Kansas City?</b>	<p>This project consists of platting private and public improvements for construction of new mixed-use and residential buildings, a parking garage, and the reuse of an existing building on 4.3 acres of previously developed property. The first 1.5 inches of runoff will be detained on-site via an underground system. The stormwater detention facilities will assure that the pre-development peak discharge rate and volume will not be exceeded after development of the site. As part of the development, an assessment of the existing conditions of the perimeter curb and gutter, sidewalk and drive approaches will be made. Any of these elements found not in compliance with current City standards, must be removed and replaced. The removal and replacement of deteriorating infrastructure will eliminate erosion, discourage further deterioration and improve the overall aesthetics of the site.</p> <p>Written by Lucas Kaspar, PE</p>
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**Project Start Date**

**Projected Completion or Occupancy Date**

**Fact Sheet Prepared by:**  
Thomas Holloway

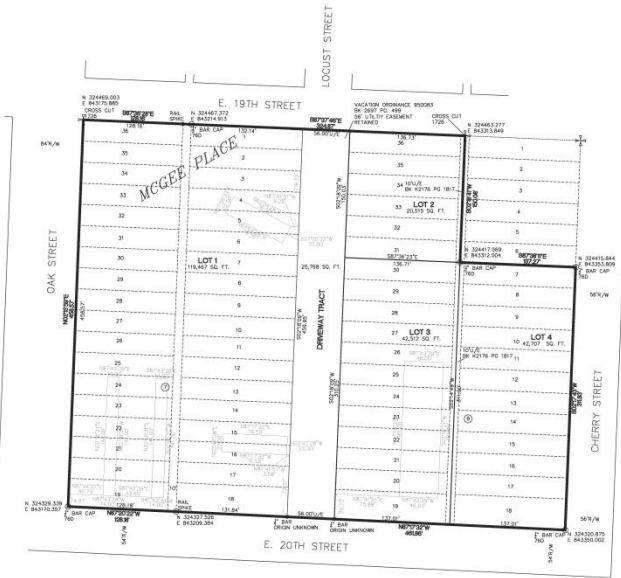
**Date:** November 14, 2018

**Reviewed by:**  
Lucas Kaspar, PE,  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:**

# FINAL PLAT OF 19th and Oak

A REPLAT OF BLOCK 7 AND PART OF BLOCK 8, MCGEE PLACE A SUBDIVISION IN THE CITY OF KANSAS CITY,  
JACKSON COUNTY, MISSOURI  
SECTION 8, TOWNSHIP 49 NORTH, RANGE 33 WEST



I HEREBY CERTIFY THAT THE PLAT OF A REPLAT OF BLOCK 7 AND PART OF BLOCK 8, MCGEE PLACE A SUBDIVISION IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID REPLAT WAS PREPARED FOR THE CITY OF KANSAS CITY AND THAT SAID REPLAT IS ACCURATE AND CORRECT AND THAT SAID REPLAT IS IN ACCORDANCE WITH ALL LAWS, ORDINANCES AND REGULATIONS OF THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, AND THAT SAID REPLAT IS IN ACCORDANCE WITH ALL LAWS, ORDINANCES AND REGULATIONS OF THE STATE OF MISSOURI AND THAT SAID REPLAT IS IN ACCORDANCE WITH ALL LAWS, ORDINANCES AND REGULATIONS OF THE UNITED STATES OF AMERICA.

- LEGEND
- M = MEASURED
  - S = SURVEY
  - D = DIMENSION SET
  - P = PLAT
  - A = ADJUSTMENT FOUND
  - C = CALCULATED

DATE: \_\_\_\_\_

JOHN R. MCKEAN, L.S. 361 347

DESCRIPTION  
ALL OF BLOCK 7, EXCEPT THAT PART NOW IN OAK STREET AND ALL THE VACATED ALLEY LYING IN BLOCK 7, ALL OF VACATED LOCUST STREET LYING ADJACENT TO BLOCK 7, PARCELS LOTS 7 THROUGH 10 BLOCK 8, TOGETHER WITH THE EAST ONE-HALF OF THE VACATED ALLEY LYING WEST OF AND ADJACENT TO LOTS 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 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579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 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979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PLAT INDICATION - THE UNDERSIGNED PROPRIETOR TO THE ABOVE DESCRIBED TRACTS OF LAND HAS CAUSED THE SAME TO BE SURVEYED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE KNOWN AS "19 AND OAK".

BASIS OF BEARINGS - NORTH AS SHOWN AND THE BEARING SYSTEM USED IS GRID NORTH, MISSOURI WEST ZONE, BASED ON GPS WORK USING NAD 83 NETWORK.

RIGHT OF ENTRANCE - THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL, ROAD AND STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF THE PROPOSED PROTECTIVE AND DEFENSIVE OF WATER MAINS, SANITARY AND SEWER MAINS, ELECTRICITY AND TELEPHONE LINES, GAS, CABLE TELEVISION AND FIBER OPTIC AND TO THE UNITED STATES POLICE, BUREAU OF LAND MANAGEMENT AND OTHER FEDERAL AGENCIES, SUCH RIGHT OF ENTRANCE AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE TRAIL OR DRIVE BY VEHICLE OF THE COURSE OF THE RIGHTS GRANTED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POLICE, BUREAU SHALL HAVE ANY LIABILITY BY VEHICLE OF THE COURSE OF SUCH RIGHTS.

SEWER EASEMENT - A SEWER EASEMENT (EASE) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWER INFRASTRUCTURE AND ANY AND ALL APPURTENANCES THEREON, SHALL BE GRANTED TO THE CITY OF KANSAS CITY, MISSOURI, BY THE GRANTOR OF THIS EASEMENT. THE EASEMENT SHALL BE HEREBY GRANTED TO THE CITY OF KANSAS CITY, MISSOURI, FOR THE PURPOSE OF THE PROPOSED PROTECTIVE AND DEFENSIVE OF WATER MAINS, SANITARY AND SEWER MAINS, ELECTRICITY AND TELEPHONE LINES, GAS, CABLE TELEVISION AND FIBER OPTIC AND TO THE UNITED STATES POLICE, BUREAU OF LAND MANAGEMENT AND OTHER FEDERAL AGENCIES, SUCH RIGHT OF ENTRANCE AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE TRAIL OR DRIVE BY VEHICLE OF THE COURSE OF THE RIGHTS GRANTED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POLICE, BUREAU SHALL HAVE ANY LIABILITY BY VEHICLE OF THE COURSE OF SUCH RIGHTS.

DEVELOPER: MCKEAN DEVELOPMENT LLC, 485 W. VINCENNA AVENUE, MOHAWCK, MO 64053

CITY PLAN COMMISSION PUBLIC WORKS  
APPROVED: \_\_\_\_\_ DIRECTOR MICHAEL J. GIBNEY, P.E.

COUNCIL  
THIS IS SOLELY BY THE WITHIN PLAT WAS ONLY REFERRED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. \_\_\_\_\_ DELAY AUTHORIZED AND FURNISHED TO THE CITY OF KANSAS CITY, MISSOURI.

STATE: MISSOURI CITY CLERK: MADE TO RECORD



PROJECT LOCATION