

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

210391

Ordinance Number

Brief Title

Approving the plat of Offices at Overlook, an addition in Kansas City, Jackson County, Missouri

<p>Specific Address Approximately 5.36 acres generally located in between Swope Parkway to the north, E. 49th Street to the south, Chestnut Avenue to the west, and Agnes Avenue to the east, creating 4 lots.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Oz Development Company, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 4 lot multi-use development.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide</p> <p>Council District(s) 3(JA) Robinson - Ellington</p> <p>Other districts (school, etc.) Kansas City Missouri 110</p>
<p>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.</p> <p>CONTROLLING CASE Res. 200857- On November 5, 2020 the Council approved a tax incentive plan, called “The Offices at Overlook PIEA Area” with a finding of blight on about 16 acres in Districts B1-1, B2-2, and R-1.5 generally located in between Swope Parkway to the north, E. 49th Street to the south, Chestnut Avenue to the west, and College Avenue to the east. (CD-CPC-2020-00136)</p> <p>Res. 200858- On November 5, 2020 the Council approved an area plan amendment and a rezoning of approximately 15.8 acres from Districts B1-1 (Neighborhood Business 1 dash 1), District B2-2 (Neighborhood Business 2), and District R-1.5 (Residential 1.5) to District UR (Urban Redevelopment), which will also serve as a preliminary plat, to allow for multiple uses including office and residential uses generally located in between Swope Parkway to the north, E. 49th Street to the south, Chestnut Avenue to the west, and College Avenue to the east. (CD-CPC-2020-00073)</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Oz Development Company, LLC</p> <p>City Department City Planning and Development</p> <p>Other</p>
<p>Opponents</p>	<p>Groups or Individuals None Known</p> <p>Basis of Opposition</p>	
<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>	
<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission February 2, 2021</p> <p><input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>	
<p>Council Committee Actions</p>	<p><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</p>	

Details

EXISTING CONDITIONS

The subject site is the recently approved Offices at Overlook PIEA Plan Area. The general area is developed with existing commercial, civic, and religious uses and surface parking. The entirety of the site is zoned UR.

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>The applicant previously submitted two separate applications; an area plan amendment and a rezoning application which serves as a development plan and preliminary plat. The project is in a distressed census tract and the applicant is requesting PIEA tax incentives, necessitating the UR zoning district. A mixture of uses are proposed and a total of seven buildings are shown with most building aligned along Swope Parkway. Overall, the development will comprise of 440,000 square feet of total building floor area and will provide 155 residential units. A total of 507 parking spaces are proposed. This final plat will create 4 lots and will generally consolidate the site to allow for the “Offices at Overlook” mixed-use development that was recently approved. The development plan was approved in November 2020 and served as the preliminary plat. The plat includes one KCP&L easement within Lot 2.</p> <p>This project consists of platting private improvements for a commercial development on previously developed property. The first 1.5 inches of runoff will be detained on-site via an underground system. The stormwater detention facility will assure that the pre-development peak discharge rate and volume will not be exceeded after development 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: April 27, 2021

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

Reference or Case Numbers: CLD-FnPlat-2020-00045

FINAL PLAT OF OFFICES AT OVERLOOK A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 48, RANGE 33



PLAT DEDICATION: THE UNDERSIGNED PROPRIETOR TO THE BEST OF HIS KNOWLEDGE BELIEVES THAT THE LAND DESCRIBED HEREIN IS THE LAND TO BE SUBMITTED TO THE PUBLIC DOMAIN IN THE ACCOMPANYING PLAT WHICH REPRESENTS SHALL BE KEPT IN FORCE OF EFFECT.

BASIS OF BEARINGS: THE BEARINGS GIVEN WERE OBTAINED IN ACCORDANCE WITH THE FOLLOWING DATA:

RIGHT OF ENTRANCE: THE RIGHT OF ENTRANCE AND EGRESS IS HEREIN GRANTED TO THE NEIGHBORS OF THIS SUBDIVISION ACCORDING TO THE RIGHT OF ENTRANCE AND EGRESS IN THE PLAT OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 48, RANGE 33, MISSOURI, THE PLAT OF WHICH IS RECORDED IN THE PUBLIC RECORDS OF JACKSON COUNTY, MISSOURI, UNDER RECORD NO. 123456.

SEWERAGE AND DRAINAGE: THE SEWERAGE AND DRAINAGE SYSTEMS FOR THIS SUBDIVISION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE MISSOURI DEPARTMENT OF HEALTH AND THE MISSOURI DEPARTMENT OF REVENUE.

FLOOD PLAIN: ACCORDING TO THE FEDERAL BUREAU OF INVESTIGATION, THIS SUBDIVISION IS NOT LOCATED WITHIN A FLOOD PLAIN.

CROSS ACCESS: THE RIGHT OF CROSS ACCESS BETWEEN LOTS 1-4 AND THE ADJACENT AREAS IS HEREBY GRANTED BY THE PROPRIETOR TO THE ADJACENT AREAS.

PAYMENT OF TAXES: THE PROPRIETOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL TAXES DUE ON THIS PROPERTY UP TO THE DATE OF THIS PLAT.

DEVELOPER: TALLAFERRO & BROWNE, INC., 1100 EAST 12TH STREET, SUITE 100, KANSAS CITY, MISSOURI 64105.



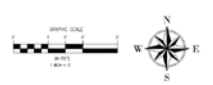
I, TERRY W. WICKER, of the County of Jackson, State of Missouri, do hereby certify that the foregoing is a true and correct copy of the original plat of the subdivision of the land described herein, as the same appears in the records of the County of Jackson, State of Missouri, and that the same has been duly recorded in the Public Records of Jackson County, Missouri, under Record No. 123456.

STATE OF MISSOURI)
COUNTY OF JACKSON)

TERRY W. WICKER, Notary Public

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal, at my office in Jackson County, Missouri, this 12th day of November, 2020.

STREET	ORGANIZATION NO.	DATE
SWOPE PARKWAY	MISSOURI DEPARTMENT OF TRANSPORTATION	1985
E 49TH STREET	MISSOURI DEPARTMENT OF TRANSPORTATION	1985
E 48TH STREET	MISSOURI DEPARTMENT OF TRANSPORTATION	1985
CHESTNUT AVENUE	MISSOURI DEPARTMENT OF TRANSPORTATION	1985
AGNES AVENUE	MISSOURI DEPARTMENT OF TRANSPORTATION	1985



CITY PLAN COMMISSION PUBLIC WORKS

APPROVED: _____
ALVIN B. CHAPMAN, JR.
ALVIN B. CHAPMAN, JR., PUBLIC WORKS

CITY CLERK HAS TO CERTIFY THAT THE WORK PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY CLERK OF JACKSON COUNTY, MISSOURI, UNDER RECORD NO. 123456.

DATE: _____

MISSOURI DEPARTMENT OF TRANSPORTATION MISSOURI DEPARTMENT OF TRANSPORTATION

JACKSON COUNTY DEPARTMENT



TALLAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-ARCHITECTS
1100 E. 12th STREET, SUITE 100, KANSAS CITY, MISSOURI 64105
816-881-5400 FAX 816-881-9910

SUBMITTAL DATE: 12-18-2020