

# COMMUNITY PROJECT/ZONING

## Ordinance Fact Sheet

**220436**

Ordinance Number

### Brief Title

Approving the plat of BB North Oak, an addition in Kansas City, Clay County, Missouri

<b>Specific Address</b> Approximately 7.20 acres generally located at the northwest corner of N. Oak Trafficway and N.E. 97th Street.)), creating 5 lots and 1 tract.	<b>Sponsor</b> Jeffrey Williams, AICP, Director Department of City Planning & Development
<b>Reason for Project</b> This final plat application was initiated by BB North Oak Devco, LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 5 lot commercial subdivision.)	<b>Programs, Departments, or Groups Affected</b> <b>City-Wide</b> <b>Council District(s)</b> 2(CL) Loar - Fowler <b>Other districts (school, etc.)</b> North Kansas City 250
<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.  <b>CONTROLLING CASE</b> Case No. CD-CPC-2021-00208 – Ordinance No. 220235 (March 24, 2022) – The applicant is proposing a major amendment to a previously approved MPD plan in order to create five lots for restaurants, retail, auto service and a car wash along N. Oak Trafficway between NE 97th Street and NE 98th Terrace.	<b>Applicants / Proponents</b> <b>Applicant(s)</b> BB North Oak Devco, 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> May 3, 2022  <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" 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 improvements for five commercial lots on 7.20 acres of previously undeveloped property. The pre-development storm water peak discharge rate and volume will not be exceeded after development of the site. The improvements will improve the overall aesthetics of the site.</p> <p>Written by Lucas Kaspar, PE</p>
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**Project Start Date**

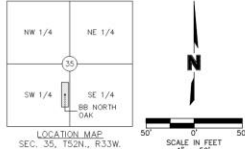
**Projected Completion or Occupancy Date**

**Fact Sheet Prepared by:**  
Thomas Holloway

**Date:** May 11, 2022

**Reviewed by:**  
Joe Rexwinkle  
Land Development Division (LDD)  
City Planning & Development

**Reference or Case Numbers:** CLD-FnPlat-2022-00019



**LEGEND**

SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
■	1/4 SECTION MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
D.E.	STORM DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
S.D.E.	SURFACE DRAINAGE EASEMENT
GENERAL	
—	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE

CENTER OF SECTION SEC. 35, T52N, R33W FOUND 3.25" ALUMINUM MONUMENT MO. DNR DOC. NO. 600-98528

**FINAL PLAT OF  
BB NORTH OAK**  
SW 1/4, SEC. 35, T52N, R33W  
KANSAS CITY, CLAY COUNTY, MISSOURI

**PLAT DEDICATION:**  
THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

**BB NORTH OAK**

**EASEMENT DEDICATION**—AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWER, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES, PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS, PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS BY VIRTUE OF THEIR EXISTENCE. SO HEREBY GRANTED, COVENANT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DESIGNATED OVER THE LOCATION OF THE UTILITY EASEMENT. OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE ABOVE SAID UTILITY EASEMENTS AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATED OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCE THEREOF WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS UTILITY EASEMENTS, AND A WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

**RESTRICTED ACCESS:** NO DIRECT VEHICULAR ACCESS TO N. OAK TRAFFICWAY FROM LOTS 1, 4 AND 5 IS PERMITTED.

**RIGHT OF ENTRANCE:** THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL, PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

**MAINTENANCE OF TRACTS:** TRACT A IS TO BE USED AS AN ACCESS TRACT AND SHALL BE MAINTAINED BY OWNERS OF THE LOTS, TRACTS AND PARCELS SHOWN WITHIN THIS PLAT.

**FLOODPLAIN:** ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 2909C0040, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

**PROPERTY DESCRIPTION:**  
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROEDERBERG, P.L.S., 2020408 AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°19'32" EAST, ON THE EAST LINE OF SAID SOUTHWEST QUARTER, 81.13 FEET; THENCE LEAVING SAID EAST LINE, NORTH 88°00'00" WEST, 60.00 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF NORTH OAK TRAFFICWAY, AS NOW ESTABLISHED, ALSO BEING THE NORTHWEST CORNER OF QUINTRIP STORE 221R, A SUBDIVISION OF LAND IN CLAY COUNTY RECORDER OF DEEDS OFFICIAL ALSO BEING 2017031605 IN BOOK 1 AT PAGE 68 IN SAID COUNTY RECORDER OF DEEDS OFFICIAL ALSO BEING THE POINT OF BEGINNING OF THE TRACT AS SOUTHWESTERLY ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF N.E. 97TH STREET, AS ESTABLISHED BY SAID QUINTRIP STORE 221R, ALONG A CURVE TO THE RIGHT HAVING AN ARC TANGENT BEARING OF SOUTH 00°19'32" WEST WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 99°59'55" AND AN ARC DISTANCE OF 23.56 FEET; THENCE NORTH 89°42'28" WEST, ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 287.67 FEET TO A POINT ON THE EASTERLY LINE OF LOT 1 AT NORTH OAK, A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDER OF DEEDS OFFICIAL BEING 2012024642 IN BOOK 1 AT PAGE 136.4 IN SAID CLAY COUNTY RECORDER OF DEEDS OFFICIAL; THENCE NORTH 00°19'32" EAST, ON SAID EXISTING EASTERLY LINE, 1,020.14 FEET TO THE NORTHEAST CORNER OF SAID 97 AT NORTH OAK, ALSO BEING A POINT ON THE EASTERLY LINE OF NORTHLAND CATHEDRAL, SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDER OF DEEDS OFFICIAL BEING 1942160 IN BOOK 1 AT PAGE 36 IN SAID CLAY COUNTY RECORDER OF DEEDS OFFICIAL; THENCE SOUTH 89°42'28" EAST, ON SAID EXISTING EASTERLY LINE, 302.64 FEET TO A POINT ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, THENCE LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°19'32" WEST, ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 1,020.14 FEET TO THE POINT OF BEGINNING, CONTAINING 313,818 SQUARE FEET OR 7.20 ACRES, MORE OR LESS.

**STATE PLANE COORDINATE TABLE**

Point Number	Grid Northing	Grid Easting
1	34480.908	84320.697
2	34486.983	84336.391
3	34473.161	84336.185
4	34471.443	84340.398
5	34441.494	84348.631
6	34440.982	84345.034

**IN WITNESS WHEREOF:**  
BB NORTH OAK DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 23<sup>RD</sup> DAY OF MARCH 2022.

BB NORTH OAK DEVELOPMENT, LLC  
A MISSOURI LIMITED LIABILITY COMPANY

JEFF BERG MEMBER  
STATE OF \_\_\_\_\_ SS.  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME JEFF BERG, MEMBER OF BB NORTH OAK DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID MEMBER OF BB NORTH OAK DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID MEMBER OF BB NORTH OAK DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID MEMBER OF BB NORTH OAK DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID MEMBER OF BB NORTH OAK DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID MEMBER OF BB NORTH OAK DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, ALL OF WHOM ARE PERSONS KNOWN TO ME, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

**IN WITNESS WHEREOF:**  
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY PUBLIC:**  
STATE OF MISSOURI  
NOTARY PUBLIC  
JASON S. ROEDERBERG, P.L.S.  
1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116  
PHONE: 816.381.1317 FAX: 816.381.1317 WWW.OLSSON.COM

**SURVEYORS NOTES:**  
1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT ISSUED BY KANSAS CITY TITLE, ASSET FUND FIDELITY NATIONAL TITLE COMPANY, COMMITMENT NO. 211014, WITH A COMMITMENT DATE OF MARCH 9, 2022 AT 8:00 A.M. AND AN UPDATE DATE OF MARCH 9, 2022.  
2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT 75-OR RESET WITH A GRID FACTOR OF 0.9999956. ALL COORDINATES SHOWN ARE IN METERS.

THIS PLAT AND SURVEY OF BB NORTH OAK WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

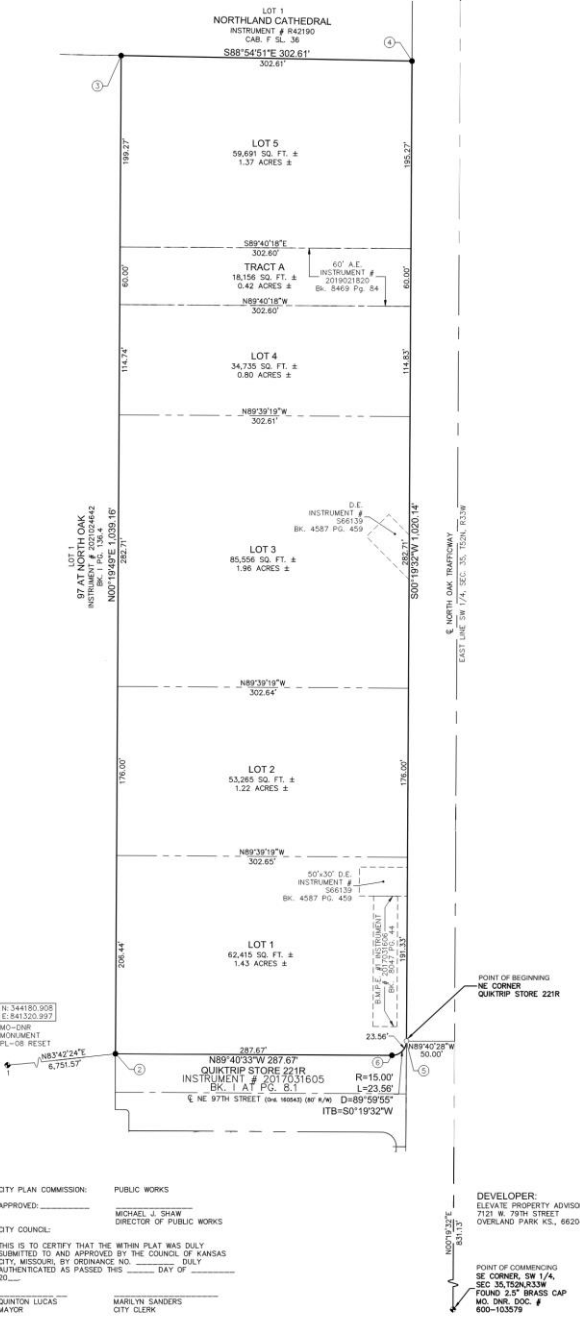
I HEREBY CERTIFY THAT THE PLAT OF BB NORTH OAK SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO C.L.S. 366  
JASON S. ROEDERBERG, MO PLS 2002014092  
MARCH 23, 2022  
JROEDER@OLSSON.COM



**SHEET**  
1 of 1



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