

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

Ordinance Number

Brief Title

Approving the plat of Brentwood at Antioch, an addition in Kansas City, Clay County, Missouri

Specific Address Approximately 4.89 acres generally located at the northeast corner of NE 43rd Street and N. Antioch, south of I-35, creating 1 lot and 2 tracts.	Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development										
Reason for Project This final plat application was initiated by Brinshore Development L.L.C, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 66 unit multi-family development.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 1(CL) Hall – O’Neill Other districts (school, etc.) North Kansas City 250										
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. CONTROLLING CASE CD-CPC-2019-00240 – Ordinance No. 200457 passed by the City Council on July 16, 2020, rezoned about 5 acres generally located at the northeast corner of NE 43rd Street and N. Antioch, south of I-35, from District B2-2 (Neighborhood Business 2) to District UR (Urban Redevelopment), to allow for 66 unit multi-family residential development.	<table border="1"> <tr> <td data-bbox="808 751 1029 1031"> Applicants / Proponents </td> <td data-bbox="1029 751 1563 1031"> Applicant(s) Brinshore Development L.L.C. City Department City Planning and Development Other </td> </tr> <tr> <td data-bbox="808 1031 1029 1247"> Opponents </td> <td data-bbox="1029 1031 1563 1247"> Groups or Individuals None Known Basis of Opposition </td> </tr> <tr> <td data-bbox="808 1247 1029 1409"> Staff Recommendation </td> <td data-bbox="1029 1247 1563 1409"> ☒ For ☐ Against Reason Against: </td> </tr> <tr> <td data-bbox="808 1409 1029 1654"> Board or Commission Recommendation </td> <td data-bbox="1029 1409 1563 1654"> By: City Plan Commission November 17, 2020 ☐ Approval ☐ Denial ☒ Approval, with conditions </td> </tr> <tr> <td data-bbox="808 1654 1029 1911"> Council Committee Actions </td> <td data-bbox="1029 1654 1563 1911"> ☐ Do Pass ☐ Do Pass (as amended) ☐ Committee Sub. ☐ Without Recommendation ☐ Hold ☐ Do not pass </td> </tr> </table>	Applicants / Proponents	Applicant(s) Brinshore Development L.L.C. City Department City Planning and Development Other	Opponents	Groups or Individuals None Known Basis of Opposition	Staff Recommendation	☒ For ☐ Against Reason Against:	Board or Commission Recommendation	By: City Plan Commission November 17, 2020 ☐ Approval ☐ Denial ☒ Approval, with conditions	Council Committee Actions	☐ Do Pass ☐ Do Pass (as amended) ☐ Committee Sub. ☐ Without Recommendation ☐ Hold ☐ Do not pass
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Details**Policy / Program Impact****Policy or
Program
Change**☒ No ☐ Yes

N/A

**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?**☒ Yes
☐ No

	How will this contribute to a sustainable Kansas City?	This project consists of re-platting private improvements for a commercial development on a previously developed property on 5 acres . The plat proposes one lot and two private open space tracts. This plat will consolidate the underlying platted lots and parcels to allow for the proposed development within one lot. The plat proposes POS tracts (Tract A & B) which will house amenities that will count towards the payment of money in lieu of parkland dedication. The peak rate of storm water discharge and total runoff volume discharging to the public storm sewers will be reduced after re-development. The proposed improvements will improve the overall aesthetics of the site and increase the tax base for the City. Written by Lucas Kaspar, PE
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: March 15, 2021

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

Reference or Case Numbers: CLD-FnPlat-2020-00039

BRENTWOOD AT ANTIOCH
A SUBDIVISION OF LAND
SW 1/4, SEC. 8, T20N, R23W
KANSAI CITY, CLAY COUNTY, MISSOURI

PLAT INDICATION

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:

BRENTWOOD AT ANTIOCH

FLOODPLAIN: THE SUBJECT PROPERTY IS LOCATED IN "ZONE V" (AREAS OF MINIMAL FLOODING) ACCORDING TO THE INSURANCE RATE MAP (IRM), MAP NUMBER 22000C010, CLAY COUNTY, MISSOURI FLOOD MAP EFFECTIVE JANUARY 26, 2017.

MAINTENANCE OF TRACTS: TRACT A IS TO BE USED FOR PRIVATE OPEN SPACE AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE COVENANTS AND RESTRICTIONS FOR PRIVATE OPEN SPACE RECORDED SIMULTANEOUSLY WITH THIS PLAT. A PROPOSED COMMUNITY GARDEN AND PLAYGROUND WILL BE LOCATED ON TRACT A.

MAINTENANCE OF TRACTS: TRACT B IS TO BE USED FOR PRIVATE OPEN SPACE AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE COVENANTS AND RESTRICTIONS FOR PRIVATE OPEN SPACE RECORDED SIMULTANEOUSLY WITH THIS PLAT. A PROPOSED COMMUNITY GARDEN AND PATIO WILL BE LOCATED ON TRACT B.

PRIVATE OPEN SPACE: TRACTS A AND B CONTAIN SIX PRIVATE OPEN SPACE ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKING DEDICATION FOR AN MAXIMUM OF FIFTY PERCENT TO SECTION 20-200-4 OF THE ZONING AND DEVELOPMENT CODE. A TOTAL OF 0.762 ACRES ARE REQUIRED TO SATISFY THE PARKING REQUIREMENT FOR THIS FINAL PLAT.

80 UNITS X 2.0 PEOPLE PER UNIT = 0.000 ACRES FOR PERSON = 0.762 ACRES.

RIGHT OF ENTRANCE: THE RIGHT OF ENTRANCE AND EGRESS TO NEARBY ALLEY 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 ACCESS AND EGRESS DOES NOT INCLUDE ANY RIGHTS TO CONSTRUCT OR ANY TOWERS TO ANY PRIVATE STREET OR DRIVE IN ABUSE OF THE EXERCISE OF THE PRIVATE STREET RIGHTS AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

STREET GRADES:

STREET GRADES FOR NE 43RD STREET WERE UNAVAILABLE THROUGH A SEARCH OF CITY ORDINANCES.

IN WITNESS WHEREOF:

BRENTWOOD DEVELOPMENT, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ 20____.

BRENTWOOD DEVELOPMENT, L.L.C.,
AN ILLINOIS LIMITED LIABILITY COMPANY

TODD LERNERMAN, VICE PRESIDENT

STATE OF _____

COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, THAT TODD LERNERMAN TO BE PERSONALLY KNOWN AND BEING BY HISSELF, HAD SET HIS HAND AND SEAL HEREON AND PROCEEDED TO SIGNING SAID INSTRUMENT, AND THAT TODD LERNERMAN ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

BEFORE ME, NOTARY:

I HAVE HEREIN SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

SURVEYOR'S NOTES:

1. BRENTWOOD DEVELOPMENT, L.L.C. HAS CAUSED THESE PRESENTS TO BE EXECUTED FOR THE INSURANCE REPORT, COMMAINT NO. 2000-0100, MAP A COMMAINT DATE OF JULY 15, 2003 AT 8:50 A.M.

2. BEARING USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE.

3. THE TRUE FIELD PLAT IS A REFERENCE TO MISSOURI HEIGHTS RECORDED IN BOOK 2 AT PAGE 217, IN THE CLAY COUNTY, MISSOURI REGISTER OF DEEDS OFFICE.

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

I HEREBY CERTIFY THAT THE PLAT OF BRENTWOOD AT ANTIOCH SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY WAS IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY SURVEYING. I AM A LICENSED SURVEYOR IN THE STATE OF MISSOURI. I HAVE REVIEWED THE PLAT AND THE SURVEY DATA AND I HEREBY CERTIFY THAT THE PLAT IS IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR SURVEYING. I HAVE REVIEWED THE PLAT AND THE SURVEY DATA AND I HEREBY CERTIFY THAT THE PLAT IS IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR SURVEYING. I HAVE REVIEWED THE PLAT AND THE SURVEY DATA AND I HEREBY CERTIFY THAT THE PLAT IS IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR SURVEYING.



OLSSON, MO 035 306
JANIS L. OLSSON, MO PLS 000004982
DECEMBER 1, 2024
JANIS@OLSSON.COM

CITY PLANNING COMMISSION

PUBLIC WORKS

APPROVED: _____

PAUL E. SAKS, P.E.
ACTING DIRECTOR OF PUBLIC WORKS

CITY COUNCIL

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS ONLY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. _____ ONLY AUTHENTICATED AS PASSED THIS _____ DAY OF _____

QUINN LUCAS
MAYOR

MARTIN SANDERS
CITY CLERK

DEVELOPER
BRENTWOOD DEVELOPMENT, L.L.C.
222 W. CHERRY STREET, SUITE 303
KANSAS CITY, MO, 64116

DATE OF SURVEY	
DATE	12/15/2024
TIME	10:00 AM
SURVEYOR'S NOTES:	
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olsson

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2 of 2

