

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

Specific Address 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.	Sponsor Jeffrey Williams, AICP, Director Department of City Planning & Development
Reason for Project 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.)	Programs, Departments, or Groups Affected City-Wide Council District(s) 2(CL) Loar - Fowler 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 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.	Applicants / Proponents Applicant(s) BB North Oak Devco, LLC City Department City Planning and Development Other
	Opponents Groups or Individuals None Known Basis of Opposition
	Staff Recommendation <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:
	Board or Commission Recommendation By: City Plan Commission May 3, 2022 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions
	Council Committee Actions <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

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



How will this contribute to a sustainable Kansas City?	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. Written by Lucas Kaspar, PE
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Project Start Date

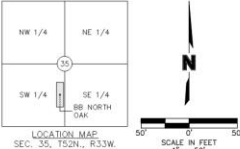
Projected Completion or Occupancy Date

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	
● SET 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.
600-98526

**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, PRECASTS, 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, CONFIRMED AND AGREED THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ANY ADDITIONAL PUBLIC RIGHT OF WAY IS DECLARED FOR 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 UTILITIES 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 ON ANY PORTION OF SAID EASEMENT UNLESS THE APPLICANT HAS OBTAINED THE EARTH COVERAGE UNDER THE UTILITIES NORTH STATES OF THE APPLICANCE HERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS UTILITY EASEMENTS, AND THE 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 ENTRANCE 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. 28069C02040, 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. ROEDERBUSH, P.L.S., 20200408 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 89°32'00" 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 NORTHEAST CORNER OF QUINTRIP STORE 221R; A SUBDIVISION OF LAND IN CLAY COUNTY RECORDED AS INSTRUMENT # 2017031605 IN BOOK 1 AT PAGE 62 IN SAID COUNTY RECORDER OF DEEDS OFFICE; ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF SAID QUINTRIP STORE 221R, THENCE LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE 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°32'00" 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 RECORDED AS INSTRUMENT NUMBER 2021024642 IN BOOK 1 AT PAGE 136.4 IN SAID CLAY COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 00°19'32" EAST, ON SAID EXISTING EASTERLY LINE, 1,020.18 FEET TO THE NORTHEAST CORNER OF SAID 97 AT NORTH OAK, ALSO BEING A POINT ON THE EASTERLY LINE OF NORTHLAND CATHEDRAL, A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED AS INSTRUMENT NUMBER 2021024642 IN BOOK 1 AT PAGE 136.4 IN SAID CLAY COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 89°32'00" EAST, ON SAID EXISTING EASTERLY LINE, 302.61 FEET TO A POINT ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, THENCE LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 1,020.18 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	84336.381
3	34473.181	84338.185
4	34472.443	84340.298
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 23RD 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 THEM PERSONALLY KNOWN BY ME, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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. 210704, 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 75-08 RESET WITH A GRID FACTOR OF 0.9999959. ALL COORDINATES SHOWN ARE IN METERS.

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

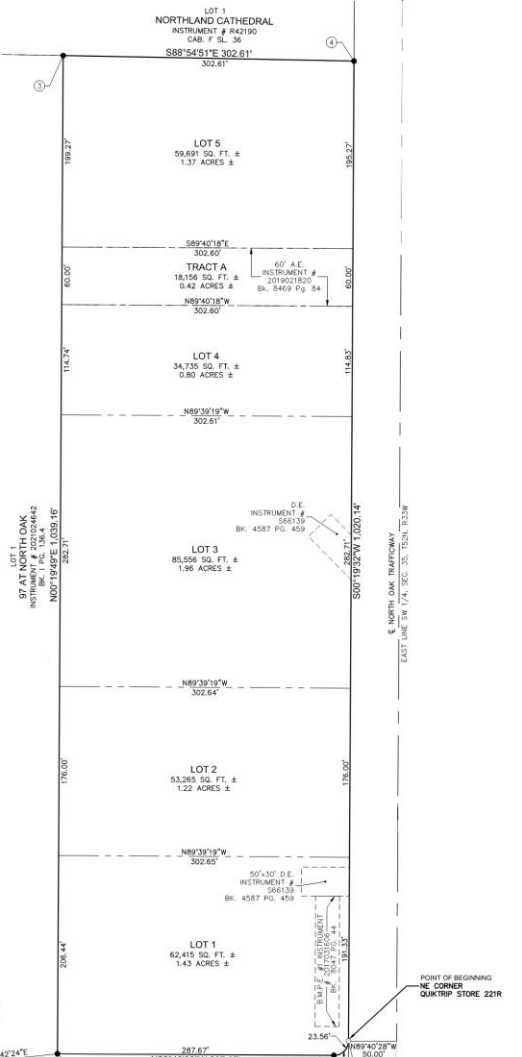
I HEREBY CERTIFY THAT THE PLAT OF BB NORTH OAK SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, 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 PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



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



SHEET
1 of 1



CITY PLAN COMMISSION: PUBLIC WORKS
APPROVED: MICHAEL J. SHAW
DIRECTOR OF PUBLIC WORKS
CITY COUNCIL:
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. _____ DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____, 2022.
QUINTRIP LUCAS MAYOR
MARILYN SANDERS CITY CLERK

DEVELOPER:
PROPERTY ADVISORS
7121 W. 79TH STREET
OVERLAND PARK KS, 66204

POINT OF COMMENCING
SE CORNER, SW 1/4,
SEC. 35, T52N, R33W
FOUND 2.1" BRASS CAP
MO. DNR DOC. #
600-103079