

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

160749

Ordinance Number

Brief Title

Approving the plat of North Oak Business Park, 5th Plat, an addition in Kansas City, Clay County, Missouri

Specific Address Approximately 6 acres generally located on the west side of N. Oak Trafficway, approximately 600 feet of NE 50 th Terrace, creating two lots.	Sponsor	City Development
Reason for Project This final plat application was initiated by Vivion Associates, L.P., in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to use the lots for retail purposes.)	Programs, Departments, or Groups Affected	City-Wide Council District(s) 1 (CL) Other districts (school, etc.) North Kansas City
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. SD0122F – Final Plat, Replat of Lot 2 and Lot 3, North Oak Business Park, Fourth Plat - Approved a final plat for one commercial lot and a lot serving as an access tract on approximately 1.9 acres. (Ordinance No. 061020 was passed by the City Council on September 28, 2006.) Case No. 6331-CP-13 – Amended a previously approved preliminary development plan in District CP-2 to allow a gasoline fueling station in addition to existing and proposed commercial uses. (Ordinance No. 051127 was passed by the City Council on October 13, 2005.) Current approved plan. SD0122E, Final Plat, North Oak Business Park Fourth Plat – Approved a final plat for three commercial lots on about 3.3 acres. (Ordinance No. 031105 was passed by the City Council on October 9, 2003.) Case No. 6331-CP - Rezoned about 43 acres on the west side of N Oak Trafficway at NE 52 nd Street from District R-1b to District CP-2 and approved a preliminary development plan for 297,000 square feet of retail, commercial and office space (Ordinance No. 41364 was passed by the City Council on September 29, 1972.)	Applicants / Proponents	Applicant(s) Vivion Associates, L.P. 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 September 20, 2016 <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input 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**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?	<p>This project consists of platting public and private improvements for a commercial development on previously developed property. The existing storm water detention facility will assure that the pre-development peak discharge rate and volume will not be exceeded after development of the site. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. 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 Brett A. Cox, PE</p>

