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Apartment developers have mixed-use plans for Overland Park tract



Developers Steve Coon (left) and Terry O'Leary

[Rob Roberts](#)

Reporter- *Kansas City Business Journal*

ePartment Communities developers [Steve Coon](#) and [Terry O'Leary](#) have a contract to buy four acres at the southeast corner of 80th Street and Metcalf Avenue in Overland Park for a project that includes high-density residential and retail.

The developers are scheduled to appear at an Overland Park City Council committee meeting on Wednesday to discuss the potential for tax increment financing for the project. TIF allows tax revenue generated by project improvements to be diverted to eligible development expenses.

[Steve Coon](#) said the site currently is occupied by an O'Neill Honda detailing operation and a closed Sonic Drive-In. Located just east of downtown Overland Park, it has been on the market for about a year along with the former site of the White Haven Motor Lodge, which is just south of the tract ePartment Communities may redevelop.

“Nothing new’s been built in that area for 20 years,” Coon said of the site. “It’s a little diamond in the rough, and the city likes the idea of high-density multifamily mixed with retail in that area.”

He said the site could accommodate around 200 apartments — a project size the developers are accustomed to.

ePartment Communities is [well-known for its development](#) of luxury apartments within mixed-use developments in the Kansas City area. Its projects include The Village at Mission Farms and Mission 106, both located in Leawood’s Mission Farms development; the nearby Highlands Lodge complex in Overland Park; and The Domain at Lenexa City Center.

The site ePartment Communities would like to redevelop on Metcalf Avenue is 15 blocks south of the Metcalf South and 95 West shopping center sites, which [Lane4 Property Group](#) and the Kroenke Group are [planning to redevelop](#), likely with mixed uses.