

ORDINANCE NO. 060016

Rezoning an area of approximately .13 acres generally located at 1904 Main Street from District M-1 to District URD and approving a development plan for the same. (13358-URD)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 80, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning Ordinance, is hereby amended by enacting a new section to be known as Section 80-11A0658, rezoning an area of .13 acres generally located at 1904 Main Street from District M-1 (Light Industry) to District URD (Urban Redevelopment District), said section to read as follows:

Section 80-11A0658. That an area legally described as:

The south 48 feet of Lot 483, Block 36, except that part thereof in Main Street, McGee's Addition, a subdivision in Kansas City, Jackson County, Missouri

is hereby rezoned from District M-1 (Light Industry) to District URD (Urban Redevelopment District), all as shown outlined on a map marked Section 80-11A0658, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and as an amendment to Section 80-11 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. That the developer cause the area to be platted and processed in accordance with Chapter 66, Code of Ordinances of Kansas City, Missouri, commonly known as the Subdivision Regulations.
2. That the developer secure permits to repair alleys, sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Department of Public Works in accordance with Chapters 56 and 64, Code of Ordinances, prior to recording of the plat.
3. That the developer receive the approval of any necessary Code Modification Request for the interior parking.
4. That the developer contribute \$1,075.85 in lieu of parkland dedication for 9 multifamily units (9 units X 2.0 X .006 X \$9,961.61 (year 2005) = \$1,075.85) in satisfaction of Section 66-128 of the Subdivision Regulations.

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5. That the developer submit a street tree planting plan as part of the final plat, secure the approval of the City Forester for street trees planted on right-of-way (with a copy to be submitted to the City Development Department staff), and agree to plant in conformance with the plan approved by the City Forester. The plan shall include size, type, species, and placement of trees.
6. That the developer submit a final plan to the Director of City Development for approval, including detailed information on landscaping, signage (including elevations), and building elevations.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning Ordinance have been given and had.

I hereby certify that as required by Chapter 80, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

M. Margaret Sheahan Moran
Assistant City Attorney