

ORDINANCE NO. 180944

Rezoning a 0.87 acre tract of land generally located 222 W. 11th Street, at the northeast corner of Central Street and W. 11th Street, from District DC-15 (Downtown Core 15) to District UR (Urban Redevelopment), and approving a preliminary development plan for the same. (CD-CPC-2018-00210):

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A1177, rezoning an area of approximately 0.87 acres generally located 222 W. 11th Street, at the northeast corner of Central Street and W. 11th Street, from District DC-15 (Downtown Core 15) to District UR (Urban Redevelopment), said section to read as follows:

Section 88-20A1177. That an area legally described as:

Jackson County: Ashburns Addition---All of Lots 12 thru 19 & all of Lot 20 (ex n 4' thof) Blk 16.

is hereby rezoned from District DC-15 (Downtown Core 15) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A1177, 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 in accordance with Section 88-20 thereof.

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

1. The developer shall provide short-term and long-term bicycle parking facilities.
2. The developer shall add street planting beds along W. 11th Street and Wyandotte Street in front of the adjacent surface parking lot in accordance with the Kansas City Downtown Streetscape Master Plan (Ordinance No. 070063).
3. The Developer shall submit a final development plan for review and approval by the City Planning and Development Department prior to the issuance of a building permit.
4. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled

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by the developer and include said document(s) within the public improvement applications submitted for permitting.

5. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.
6. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
7. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, identifying sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
8. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
9. The developer shall install a fire hydrant on 11th Street. New services lines shall follow current Water Services regulations (See 2018 Rules and Regulations for Water Service Lines).

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A copy of the 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 and Development Code have been given and had.

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney