

ORDINANCE NO. 080579

Rezoning an area of approximately 9.79 acres generally located at the northwest corner of N. Newark Circle and N. Ambassador Drive from District GP-2 to District GP-3, and approving a preliminary development plan for the same. (5963-GP-6)

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 80-11A0801, rezoning an area of approximately 9.79 acres generally located at the northwest corner of N. Newark Circle and N. Ambassador Drive from District GP-2 (General Transient Retail Business) to District GP-3 (Regional Business), said section to read as follows:

Section 80-11A0810. That an area legally described as:

Tract F and Tract K, Plaza International, Third Plat, a subdivision in Kansas City, Platte County, Missouri.

is hereby rezoned from District GP-2 (General Transient Retail Business) to District GP-3 (Regional Business), all as shown outlined on a map marked Section 80-11A0810, 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 submit an update to the previously accepted macro storm drainage study for the overall development to address the development amendments along with a detailed micro study for review and acceptance prior to review and issuance of any building permits, and that the developer construct any improvements as required by Development Services prior to issuance of a certificate of occupancy.
2. That the developer dedicate additional right of way by general warranty deed for a secondary arterial with a bike lane as required by Development Services so as to provide a minimum of 46 feet of right of way as measured from the centerline of N. Ambassador Drive, prior to issuance of a certificate of occupancy.
3. That the developer subordinate to the City all private interest in the area of any right-of-way dedication as required by Development Services, and that the developer be responsible for all costs associated with subordination activities now and in the future.

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4. That the developer secure permits to construct new or repair existing sidewalks, curbs, and gutters as necessary along all development street frontages in accordance with Chapters 56 and 64, Code of Ordinances, as required by the Development Services, prior to issuance of a certificate of occupancy.
5. That the developer submit plans for grading, siltation, and erosion control to Development Services for review, acceptance, and permitting prior to beginning any construction activities.
6. That the developer secure a site disturbance permit from Development Services prior to beginning any construction, grading, clearing, or grubbing activities, if the disturbed area equals one acre or more.
7. That the developer enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by Development Services, prior to issuance of a certificate of occupancy.
8. That the developer receive any required variances from the Board of Zoning Adjustment prior to the issuance of building permits
9. That the developer submit a final GP district plan including landscaping, grading, fencing, lighting (showing zero footcandles at the property lines), building elevations and signage.

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