

ORDINANCE NO. 010825

Approving an amendment to a previously approved development plan in District URD (Urban Redevelopment District) on approximately a 43 acre tract of land generally located at the southeast corner of Blue Parkway and Cleveland Avenue. (9186-URD-5)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved development plan in District URD (Urban Redevelopment District) on approximately a 43 acre tract of land generally located at the southeast corner of Blue Parkway and Cleveland Avenue, and more specifically described as follows:

In Kansas City, Missouri, parts of Sections 34 and 27, Township 49, Range 33: Beginning at the intersection of the north line of Blue Parkway with the centerline of Cleveland Avenue, then east along the north line of Blue Parkway to the centerline of Jackson Avenue, then south along said centerline to the north line of 51st Street, then west along said north line to the west line of vacated Myrtle Avenue, then south along said west line to the south line of 51st Street, then west along said south line to the centerline of vacated Mersington Avenue, then south along said centerline to the south line of 52nd Street, then east along said south line to the northeast corner of Lot 89, Mountain View, then south along the east line of Lots 89, 88, 87, 86, 85, 84, 83, 82, 81, 79, 78, 77, 74, Mountain View, to the south line of 53rd Street, then west along said south line to the centerline of Cleveland Avenue, then north along said centerline to the north line of Blue Parkway and the point of beginning.

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 the City of Kansas City, Missouri, as amended, commonly known as the Subdivision Regulations.
2. That the developer submit a storm drainage study for the entire development to the City Engineer's Office for approval when the final plat is submitted and that the developer make any necessary improvements as required by the City Engineer's Office.
3. That the developer submit plans for grading and siltation and erosion control to the City Engineer's Office for approval prior to beginning any construction activities.
4. That the developer secure a land disturbance permit from the Department of Public Works prior to beginning any construction, grading, clearing or grubbing activities, if the disturbed area exceeds one acre.

5. That the developer secure a land disturbance permit from the Missouri Department of Natural Resources.
6. That the developer secure a floodplain certificate if any grading is to occur within a floodplain as required by the Department of Codes Administration.
7. That the developer provide for fire protection as required by the Fire Department.
8. That the developer extend sanitary sewers as required by the Department of Public Works.
9. That the developer extend water mains as required by the Water Services Department.
10. That the developer provide cross-access easements with the final plats as required by the Department of Public Works.
11. That the developer enter into a deferral agreement with the City as required by the Department of Public Works whereby the developer agrees to install a traffic signal at the intersection of 51st Street and Cleveland Avenue at such time as redevelopment occurs on the property in the Mount Cleveland Urban Renewal area located immediately to the east of the development.
12. That the developer submit a site plan to the Department of City Development for approval prior to the issuance of a building permit. The site plan shall include information regarding property uses, setback distances, lighting, landscaping, and architectural characteristics.

A copy of said development plan is on file in the office of the City Clerk under Document No. 010825, which is attached hereto and made a part hereof.

Section B. 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:

010825

Assistant City Attorney