

ORDINANCE NO. 150445

Rezoning a 0.5 acre tract of land generally located at the northwest corner of E. 63rd Street and Holmes Road from District B3-2 to District UR, and approving a preliminary development plan for a 23-unit residential building. (14562-UR).

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 88-20A1012, rezoning an area of approximately 0.5 acres generally located at the northwest corner of E. 63rd Street and Holmes Road from District B3-2 (Community Business) to District UR (Urban Redevelopment), said section to read as follows:

Section 88-20A1012. That an area legally described as:

Lots 1, 2 and 3, Block 2, Astor Place, a subdivision in Kansas City,
Jackson County, Missouri, according to the recorded plat thereof.

is hereby rezoned from District B3-2 (Community Business) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A01012, 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. That the developer is responsible for payment of money in lieu of parkland dedication in the amount of \$4,666.59 prior to issuance of a building permit. This amount is based upon the following formula: (number of residential units (23) X 2 persons per unit X 0.006 acres = required dedication in acres (0.276) X \$16,907.03 per acre = \$4,666.59). This amount is subject to change based upon the actual number of residential units constructed.
2. That the developer submit to the Development Management staff, for review and approval prior to building permit, a final plan in substantial compliance with the preliminary plan and including the following: a fully-labeled and dimensioned site plan; a fully-labeled and dimensioned landscape plan showing landscaping (including species, common name and size at time of planting), overhead and underground utilities, lighting plan with photometric study, and color building elevations with all materials labeled.

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3. That the developer 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. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted to the Land Development Division and approved prior to issuance of building permits.
4. That the developer 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 4/8/09" 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.
5. That the developer 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.
6. That a means for emergency operation of the vehicle gate will be required. This may be accomplished by the use of either a siren sensor (yelp) gate or a Knox electrical key switch.
7. That a Knox Box will be required for access to the building.

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.

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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:

M. Margaret Sheahan Moran
Assistant City Attorney