

ORDINANCE NO. 050240

Approving an amendment to a previously approved preliminary plan in District PD/C-2 on an 8.97 acre tract of land generally located north of I-435 and south of 103<sup>rd</sup> Street on both sides of Summit Street (6667-PD-32)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved preliminary plan in District PD/C-2 (Planned Development/Local Retail Business) on approximately an 8.97 acre tract of land generally located north of I-435 and south of 103<sup>rd</sup> Street on both sides of Summit Street, more specifically described as follows:

All of Lots 1 and 2, Cunningham Properties Lots 1 and 2, a subdivision in Kansas City, Jackson County, Missouri,; and Tracts B and C, Nokomis Plaza, a subdivision in Kansas City, Jackson County, Missouri, except that part dedicated for road purposes

is hereby approved, subject to the following conditions:

- 1 That the developer submit a detailed micro storm drainage study, consisting at a minimum of a letter from a Missouri Licensed Civil Engineer stating that the proposed improvements will not alter or increase historical runoff conditions for the site, to the City Engineer's Office prior to approval and issuance of any building permits, and that the developer construct any improvements as required by the City Engineer's Office.
2. That the developer secure permits to construct or reconstruct existing sidewalks, curb and gutter as necessary along all development street frontages of Lot 1, as required by the Department of Public Works, prior to issuance of building permits.
- 3 That the developer submit plans for grading, siltation, and erosion control to the City Engineer's Office for approval and permitting prior to beginning any construction activities.
4. That the developer secure a site 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 submit a final plan to the City Plan Commission for approval, including detailed information on grading, landscaping, lighting (including a photometric study showing zero footcandles and no direct illumination of the right of way), fencing, signage (including elevations) and building elevations prior to issuance of a building permit.

A copy of said amendment is on file in the office of the City Clerk with this ordinance, 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.

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

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Secretary, City Plan Commission

Approved as to form and legality:

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M. Margaret Sheahan Moran  
Assistant City Attorney