

ORDINANCE NO. 050510

Rezoning an area of approximately 3.5793 acres generally located south of Linwood Boulevard, west of Michigan Avenue, east of Woodland Avenue, and north of East 33rd Street from Districts R-5, R-4, R-2b, and C-1 to District URD; and approving a development plan for the same. (13299-URD)

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 80-11A0624, rezoning an area of approximately 3.5793 acres generally located south of Linwood Boulevard, west of Michigan Avenue, east of Woodland Avenue, and north of East 33rd Street from Districts R-5 (High Apartments), R-4 (Low Apartments), R-2b (Two-Family Dwellings), and C-1 (Neighborhood Retail Business) to District URD (Urban Redevelopment District), said section to read as follows:

Section 80-11A0624. That an area legally described as:

All of Lots 1 through 18 and 37 through 41 in ALTAMONT, a subdivision in Kansas City, Jackson County, Missouri, except those parts in Linwood Boulevard and 33rd Street.

is hereby rezoned from Districts R-5 (High Apartments), R-4 (Low Apartments), R-2b (Two-Family Dwellings), and C-1 (Neighborhood Retail Business) to District URD (Urban Redevelopment District), all as shown outlined on a map marked Section 80-11A0624, 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 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.
2. 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, commonly known as the Subdivision Regulations.
3. That any relocated streetlights be integrated into the existing street light system, as required by the City Engineer's Office.

ORDINANCE NO. 050510

4. That the developer secure permits to construct/reconstruct sidewalks and curbs along Woodland Avenue, Linwood Boulevard, East 33rd Street and Michigan Avenue, as required by the Department of Public Works, prior to the recording of the final plat.
5. That the developer submit covenants, conditions, and restrictions to the Law Department for approval for the maintenance of private open spaces and enter into a covenant agreement for the maintenance of any stormwater detention tracts.
6. That the developer submit a macro and micro storm drainage study to the City Engineer's Office for approval and that the developer make any necessary improvements, as required by the City Engineer's Office.
7. That the developer provide a stormwater conveyance system to serve all proposed lots within the development and determine adequacy, as required by the Department of Public Works.
8. 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.
9. That the developer extend water mains as required by the Water Services Department.
10. That the developer extend sanitary and/or storm sewers and determine adequacy as required by the Department of Public Works.
11. That the developer provide for fire protection as required by the Fire Department.
12. That the developer obtain the grading consents, and all grading, temporary construction and drainage easements from the abutting property owner prior to submitting any public improvements.
13. That for each project or phase of the development plan, the developer submit a site plan to the Director of the Department of City Development for approval prior to issuance of a building permit. The site plans shall include: development plan information; property uses; setback distances; lighting; landscaping, with adequate area for planting of trees and shrubs within the parking lots; streetscaping, in conformance with streetscapes in the area; signage (including elevations); and architectural characteristics.

A copy of said development plan is on file in the office of the City Clerk with this ordinance, which is attached hereto and made a part hereof.

ORDINANCE NO. 050510

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