

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 031042

Amending Chapter 80, Code of Ordinances, by adding a new section to be known as Section 80-11A0515, rezoning an area of approximately 22 acres generally located on the south side of Carondelet Drive, extending from State Line Road east to Glen Arbor Road from Districts R-1a (One-Family Dwellings) and PD/R-5, R-1a (Planned District/High Apartments, One-Family Dwellings, Medium Density) to PD/R-5, R-1a, (Planned District/High Apartments, One-Family Dwellings, Medium Density), and approving a development plan for the same. (9382-PD-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 80-11A0515, rezoning an area of approximately 22 acres generally located on the south side of Carondelet Drive, extending from State Line Road east to Glen Arbor Road from Districts R-1a (One-Family Dwellings) and PD/R-5, R-1a (Planned District/High Apartments, One-Family Dwellings, Medium Density) to PD/R-5, R-1a, (Planned District/High Apartments, One-Family Dwellings, Medium Density), said section to read as follows:

Section 80-11A0515. That an area legally described as:

All that part of Lots 1, 2, 3, 4 and 5, Ridenour Addition Number One, a subdivision in Kansas City, all that part of Lots 20, 21, 22 and 23, Ridenour Farms Tract, a subdivision in Kansas City and Tract A, Carondelet Four, a subdivision in Kansas City, all in Jackson County, Missouri, being described as follows: Commencing at the northwest corner of Fractional Northwest Quarter of Section 6, Township 47, Range 33, Kansas City, Jackson County, Missouri; thence South 87°12'50" East, along the north line of said Fractional Northwest Quarter, 224.52 feet to the true point of beginning of the tract to be herein described; thence continuing South 87°12'50" East, along said north line, said line being also the north line of Lot 1, said Ridenour Addition Number One, 297.96 feet to the northwest corner of the Northeast Quarter of said Section 6; thence South 87°07'16" East, along the north line of said Lot 1, 169.89 feet to a point on the westerly line of Carondelet Drive, as now established; thence South 37°08'44" East, along said westerly right-of-way line, 194.59 feet; thence southeasterly, along said westerly right-of-way line, on a curve to the left, tangent to the last described course, having a radius of 390.00 feet, a central angle of 49°59'01", an arc distance of 340.23 feet; thence South 87°07'45" East, along the south line of said Carondelet Drive, 330.69 feet; thence northeasterly, along said southerly right-of-way line, on a curve to the left, tangent to the last described course, having a radius of 390.00 feet, a central angle of 25°20'07", an arc distance of 172.45 feet to its intersection with the westerly right-of-way line of Glen Arbor Road, as now established; thence South 18°11'03" East, along said westerly right-of-way line, 85.85 feet; thence

South $71^{\circ}48'57''$ West, along said westerly right-of-way line, 11.70 feet; thence southwesterly, southerly and southeasterly along said westerly right-of-way line, on a curve to the left, tangent to the last described course, having a radius of 50.00 feet, a central angle of $177^{\circ}05'23''$, an arc distance of 154.54 feet; thence southeasterly, along said westerly right-of-way line, on a curve to the right, having a common tangent with the last described course, having a radius of 15.00 feet, a central angle of $87^{\circ}05'23''$, an arc distance of 22.80 feet; thence South $18^{\circ}11'03''$ East, along said westerly right-of-way line, 234.28 feet; thence southerly, along said westerly right-of-way line, on a curve to the left, tangent to the last described course, having a radius of 455.90 feet, a central angle of $32^{\circ}00'00''$, an arc distance of 254.62 feet; thence southerly, along said westerly right-of-way line, on a curve to the right, having a common tangent with the last described course, having a radius of 388.90 feet, a central angle of $34^{\circ}00'00''$, an arc distance of 230.78 feet; thence South $16^{\circ}11'03''$ East, along said westerly line, 92.48 feet to the southeast corner of Lot 23, said Ridenour Farm Tract; thence North $87^{\circ}03'00''$ West, along the south line of said Lot 23, 905.11 feet to the southwest corner thereof; thence North $13^{\circ}03'02''$ West, along the west line of said Lots 23 and 22, 376.23 feet to the southeast corner of Lot 5, said Ridenour Addition Number One; thence North $87^{\circ}04'20''$ West, along the south line of said Lot 5 and Tract A, said Carondelet Four, 974.66 feet to the southwest corner of said Tract A; thence North $0^{\circ}04'10''$ East, along the west line of said Tract A, 34.29 feet; thence northeasterly, along said west line, on a curve to the right, tangent to the last described course, having a radius of 15.00 feet, a central angle of $92^{\circ}51'30''$, an arc distance of 24.31 feet to a point on the north line of said Tract A; thence South $87^{\circ}04'20''$ East, along said north line, 20.65 feet; thence easterly, along said north line, on a curve to the left, tangent to the last described course, having a radius of 490.57 feet, a central angle of $17^{\circ}43'33''$, an arc distance of 151.77 feet to the northeast corner thereof; thence North $0^{\circ}04'10''$ East, along the east line of said Carondelet Four, 388.24 feet to the northwest corner of said Carondelet Four; thence North $87^{\circ}11'46''$ West, along the north line of said Carondelet Four, 35.02 feet; thence North $0^{\circ}04'10''$ East, 150.00 feet; thence North $87^{\circ}11'46''$ West, 121.84 feet to a point on the easterly right-of-way line of Indian Creek Road, as now established; thence northeasterly, along said easterly right-of-way line, on a curve to the right, having an initial tangent bearing of North $28^{\circ}58'55''$ East, a radius of 460.47 feet, a central angle of $24^{\circ}34'54''$, 197.56 feet to the True point of beginning. Containing 27.36 acres, more or less.

COMMITTEE SUBSTITUTE FOR RESOLUTION NO. 031042

is hereby rezoned from Districts R-1a (One-Family Dwellings) and PD/R-5, R-1a (Planned District/High Apartments, One-Family Dwellings, Medium Density) to PD/R-5, R-1a, (Planned District/High Apartments, One-Family Dwellings, Medium Density), all as shown outlined on a map marked Section 80-11A0515, 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 apply for approval of the existing parking lot if this plan is not implemented within one year.
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, as amended, commonly known as the Subdivision Regulations.
3. That the developer submit a macro storm drainage study for the entire development to the City Engineer's Office for approval when the first plat is submitted and that a detailed micro storm drainage study for each phase be submitted at the time of platting and that the developer make any necessary improvements as required by the City Engineer's Office.
4. That the developer submit plans for grading and siltation and erosion control to the City Engineer's Office for approval prior to the commencement of any construction activities.
5. 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.
6. That the developer secure a land disturbance permit from the Missouri Department of Natural Resources.
7. That the developer dedicate a total of 25 feet of right of way from centerline on the west side of Glen Arbor Road as required by the

COMMITTEE SUBSTITUTE FOR RESOLUTION NO. 031042

Department of Public Works with the first plat.

8. That the developer enter into a cooperative or deferral agreement for the contribution at the City's cost for the widening of the west half of Glen Arbor Road to residential street standards of approximately 800 feet in length as required by the Department of Public Works with the first plat.
9. That the developer extend sanitary and or storm sewers and determine adequacy as required by the Department of Public Works.
10. That the developer petition for the vacation of the existing cul-de-sac on Glen Arbor Road and construct a new cul-de-sac as required by the Department of Public Works with the first plat.
11. That the developer obtain the grading consents and all grading, temporary construction and drainage easements from the abutting property owners prior to submitting any public improvements.
12. That the developer subordinate all private interest in the area of any right of way dedication as required by the Department of Public Works.
13. That any relocated streetlights be integrated into the existing street light system as required by the Department of Public Works.
14. That the developer secure the approval of the Board of Zoning Adjustment for auxiliary parking for the hospital on this site if required by Section 80-446, Code of Ordinances.
15. That the developer landscape the 50 foot greenway along the south line of the boundary of the R-5 district to insure a permanent visual barrier between the office building and single-family dwellings and that the developer record a statement on the plat to the effect that if the greenway is to be rezoned or developed, the property owners will notify all property owners within 185 feet.
16. That the developer submit a final plan to the City Plan Commission for approval, including detailed information on grading, landscaping, berming, signage (including elevations), lighting (including a photometric study, with a uniformity ratio not to exceed 6:1, a maximum glare value (L_{ymax}/L_{avg}) less than 0.3, and light trespass at the property line not to exceed 8 lux), and building elevations and

COMMITTEE SUBSTITUTE FOR RESOLUTION NO. 031042

screening of rooftop equipment from the street and adjacent residential uses.

A copy of said development plan is on file in the office of the City Clerk under Document No. 031042, which is attached hereto and 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