

ORDINANCE NO. 090231

Rezoning an area of approximately 20.91 acres generally located on the south side of Blue Parkway between Jackson Avenue (extended) on the west and Elmwood Avenue (extended) on the east, from Districts R-1b and URD to District URD, and approving a development plan for the same. (12874-URD-1)

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 80-11A0837, rezoning an area of approximately 20.91 acres generally located on the south side of Blue Parkway between Jackson Avenue (extended) on the west and Elmwood Avenue (extended) on the east, from Districts R-1b (One-Family Dwellings) and URD (Urban Redevelopment District) to District URD (Urban Redevelopment District), said section to read as follows:

Section 80-11A0837. That an area legally described as:

Lots 1 through 6, Blue Parkway Town Center, Third Plat, a subdivision in Kansas City, Jackson County, Missouri. Containing 20.91 acres, more or less.

is hereby rezoned from Districts R-1b (One-Family Dwellings) and URD (Urban Redevelopment District) to District URD (Urban Redevelopment District), all as shown outlined on a map marked Section 80-11A0837, 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 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, if needed.
2. 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 Development Services prior to review and issuance of any building permits, and that the developer construct any improvements as required by Development Services.
3. That the developer secure a site disturbance permit from Development Services prior to beginning any construction, grading, clearing, or grubbing activities, if the disturbed area equals or exceeds one acre.

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4. That the developer secure a floodplain certificate prior to any work within the 100-year floodplain boundary.
5. That the developer submit plans for grading and siltation and erosion control to Development Services for approval prior to beginning any construction activities.
6. That the developer provide ingress-egress and cross access easements and that the easements be shown on the final plat.
7. That the developer extend water mains as required by the Water Services Department.
8. That the developer extend sanitary sewer mains as required by Development Services.
9. That the developer provide for fire protection as required by the Fire Department.
10. That the developer submit a site plan to the Director of 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 (photometrics plan), landscaping and architectural characteristics, berms, trees and plantings around and within the parking lots; show proposed pedestrian circulation; and include elevation drawings of buildings and signage.

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 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