

ORDINANCE NO. 000385

Amending Chapter 80, Code of Ordinances, by adding a new section to be known as Section 80-11A0276, rezoning an area of approximately 11.7 acres generally located on both sides of 96th Street, west of Marion Park Drive, from District URD (Urban Redevelopment District) to C-3a1-p (Intermediate Business, Low Buildings - Limited District), and approving a preliminary plan for the same. (6817-P-18)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 80, Code of Ordinances of the City of Kansas City, Missouri, 1996, commonly known as the Zoning Ordinance, is hereby amended by enacting a new section to be known as Section 80-11A0276, rezoning an area of approximately 11.7 acres generally located both sides of 96th Street, west of Marion Park Drive, from District URD (Urban Redevelopment District) to C-3a1-p (Intermediate Business, Low Buildings - Limited District), said section to read as follows:

Section 80-11A0276. That an area legally described as:

BANNISTER SQUARE BUSINESS CENTER REPLAT, a subdivision in Kansas City, Jackson County, Missouri;

is hereby rezoned from District URD (Urban Redevelopment District) to C-3a1-p (Intermediate Business, Low Buildings - Limited District), all as shown outlined on a map marked Section 80-11A0276, 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 preliminary plan for the area legally described above is hereby approved, subject to the following conditions:

1. That the developer submit a storm drainage study for the entire development to the City Engineer's Office for approval and that the developer make any necessary improvements as required by the City Engineer's Office.
2. That the developer submit plans for grading and siltation and erosion control to the City Engineer's Office prior to beginning any construction activities.
3. That the developer secure a land disturbance permit from the Missouri Department of Natural Resources.
4. That the developer provide for fire protection as required by the Fire Department.
5. That the developer extend sanitary sewers as required by the Department of Public Works.
6. That the developer secure a land disturbance permit from the Department of Public Works prior to beginning any construction, grading, clearing or

000385

grubbing activities, if the disturbed area exceeds one acre.

7. That the developer contribute to the I-470/I-435 Corridor Study Improvement Fund prior to the issuance of any building permits as required by the Department of Public Works based on a rate of \$0.12 per square foot for mini-storage warehouse space, \$0.65 per square foot for corporate office space, \$0.50 per square foot for research and development laboratory space and \$0.70 for warehouse space.
8. That the developer obtain the approval of the Missouri Department of Transportation prior to working within any State right of way.
9. That the developer extend water mains as required by the Water Services Department.
10. That the developer submit a final plan to the City Plan Commission for approval, including plans for landscaping, grading and signage.

A copy of said preliminary plan is on file in the office of the City Clerk under Document No. 000385, 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:

Assistant City Attorney