

ORDINANCE NO. 090819

Rezoning an area of approximately 2.78 acres generally located at 1600 Olive Street from District M-1-p to District URD, and approving a development plan for the same. (7372-URD-26)

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 80-11A0852, rezoning an area of approximately 2.78 acres generally located at 1600 Olive Street (north of 18th Street, at the end of the Olive Street cul de sac) from District M-1-p (General Industry - Limited District) to District URD (Urban Redevelopment District), said section to read as follows:

Section 80-11A0852. That an area legally described as:

Downtown East Industrial Park Lot 1C on Certificate of Survey of Lot 1 filed as Document No. K558148 in Book S-1 at page 192.

is hereby rezoned from District M-1-p (General Industry - Limited District) to District URD (Urban Redevelopment District), all as shown outlined on a map marked Section 80-11A0852, 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 submit a detailed micro storm drainage study prior to approval and issuance of any building permits, and that the developer construct any improvements as required by Development Services prior to issuance of any certificate of occupancy.
2. That the developer submit a letter from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters. The letter must identify state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by Development Services, prior to issuance of any certificate of occupancy.

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3. That the developer submit plans for grading, siltation, and erosion control to Development Services for review, acceptance, and permitting prior to beginning any construction activities.
4. 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 one acre or more.
5. That the developer grant a pedestrian right-of-way easement, for the portion of the public sidewalks outside of the street right-of-way, to the City as required by Development Services, prior to issuance of any certificate of occupancy.
6. That the developer grant a BMP Easement to the City, as required by Development Services, prior to issuance of any certificate of occupancy.
7. 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 showing zero footcandles at the property line, landscaping and architectural characteristics, berms, trees and plantings around the parking lots; show proposed pedestrian circulation; and include elevation drawings of buildings.

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.

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