

**COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 030205**

**Amending Chapter 80, Code of Ordinances, by adding a new section to be known as Section 80-11A0464, rezoning an area of approximately 1.49 acres generally located at the northeast corner of the intersection of N.W. Roanridge Road and N. Montclair Street from District C-1 (Neighborhood Retail Business) to District PD/C-1 (Planned District/Neighborhood Retail Business), and approving a development plan for the same. (9009-PD-36)**

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 80-11A0464, rezoning an area of approximately 1.49 acres generally located at the northeast corner of the intersection of N.W. Roanridge Road and N. Montclair Street from District C-1 (Neighborhood Retail Business) to District PD/C-1 (Planned District/Neighborhood Retail Business), said section to read as follows:

Section 80-11A0464. That an area legally described as:

All of Lot 2, Kelly Crossing 2nd Plat, a subdivision in Kansas City, Platte County, Missouri.

is hereby rezoned from District C-1 (Neighborhood Retail Business) to District PD/C-1 (Planned District/Neighborhood Retail Business), all as shown outlined on a map marked Section 80-11A0464, 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 storm drainage study for the entire development to the City Engineer's Office for approval and that the developer make any improvements as required by the City Engineer's Office.
2. That the developer submit plans for grading and siltation and erosion control for permitting prior to beginning any construction activities.
3. That the developer secure a land disturbance permit from the Department of Public Works prior to beginning any construction, grading, clearing, and grubbing activities, if the disturbed area exceeds one acre.
4. That the developer extend storm sewers and determine adequacy as required by

- the Department of Public Works.
5. That the developer provide for fire protection as required by the Fire Department.
  6. That the developer require that all construction traffic enter the site from N.W. Barry Road rather than N.W. 72nd Street as required by the Department of Public Works.
  7. That developer secure grading consents, and all grading, temporary construction, and drainage easements from the abutting property owner as required by the Department of Public Works prior to submitting for a building permit.
  8. That the developer integrate into the existing street light system any relocated street lights as required by the City Engineer's Office and the Missouri Department of Transportation along State frontages.
  9. That the developer relocate the water main from under the rear of the building and provide a replacement easement therefor as required by the Water Services Department prior to submitting for a building permit.
  10. That the developer submit a final plan to the City Plan Commission for approval, including detailed information on landscaping, grading, signage (including elevations), building elevations for each structure per staff approval, and lighting, including a photometric study.

A copy of said development plan is on file in the office of the City Clerk under Document No. 030205, which is attached hereto and made a part hereof.

Section B. 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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Assistant City Attorney