

ORDINANCE NO. 180972

Rezoning an 8 acre tract of land generally located at the northeast corner of Blue Parkway and E. 63rd Trafficway, approximately 1,200 feet north of E. 63rd Trafficway, from District R-7.5 to District B4-2, and approving a development plan to allow for a 62,000 square foot self-storage warehouse. (14633-P-1 and 14633-P-2)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A1181, rezoning an area of approximately 8 acres generally located at the northeast corner of Blue Parkway and E. 63rd Trafficway, approximately 1,200 feet north of E. 63rd Trafficway, from District R-7.5 (Residential 7.5) to District B4-2 (Heavy Business/Commercial 4), said section to read as follows:

Section 88-20A1181. That an area legally described as:

Commencing at the northeast corner of the Northwest Quarter Section 6, T48N, R32W, thence South 02 degrees 01 minutes 29 seconds West along the east line of the Northwest Quarter, a distance of 660.00' to the point of beginning; thence continuing South 02 degrees 01 minutes 29 seconds West along the east line of the Northwest Quarter, a distance of 844.69 feet; thence South 87 degrees 41 minutes 05 seconds East, a distance of 885.20 feet; thence South 02 degrees 08 minutes 36 seconds West, a distance of 29.70 feet; thence North 87 degrees 25 minutes 02 seconds West, a distance of 885.17 feet; thence South 02 degrees 01 minutes 29 seconds West along the east line of the Northwest Quarter, a distance of 73.80 feet; thence North 39 degrees 03 minutes 41 seconds West along the North right-of-way of Blue Parkway, a distance of 886.73 feet; thence North 02 degrees 00 minutes 25 seconds East, a distance of 51.67 feet; thence North 43 degrees 29 minutes 29 seconds East, a distance of 133.05 feet; thence North 64 degrees 42 minutes 29 seconds East, a distance of 185.47 feet; thence North 02 degrees 01 minutes 29 seconds East, a distance of 53.00 feet; thence South 86 degrees 21 minutes 16 seconds East, a distance of 330.00 feet to the point of beginning, said tract containing 354,056 square feet, or approximately 8.13 acres.

is hereby rezoned from District R-7.5 (Residential 7.5) to District B4-2 (Heavy Business/Commercial 4), all as shown outlined on a map marked Section 88-20A1181, 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 in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following conditions:

ORDINANCE NO. 180972

1. The developer shall continue to work with the City Planning and Development staff as it relates to the proposed building architecture of the storage buildings prior to issuance of a building permit.
2. Prior to issuance of a final certificate of occupancy, all landscaping as shown on the approved landscape plan, including trees, plant material and structural elements, must be in place and healthy, as certified by a sealed letter submitted by a registered landscape architect licensed in the State of Missouri.
3. The developer shall submit a street tree planting plan for proposed street trees to the Development Management Division prior to issuance of a building permit. The developer shall also secure the approval of the City Forester for street trees to be planted in the right-of-way prior to occupancy. This can be called out as part of the landscape plan.
4. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
5. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and the developer shall secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy.
6. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
7. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
8. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
9. The owner/developer shall submit plans for grading, siltation, and erosion

ORDINANCE NO. 180972

control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

10. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
11. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
12. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Land Development Division, prior to issuance of any stream buffer permits.
13. The developer shall obtain a floodplain certificate from Development Services prior to beginning any construction activities within the floodplain.
14. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
15. The developer shall ensure that water service and fire sprinkler lines should meet current standards.
16. The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2012. (IFC-2012: § 507.1)
17. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2012: § 507.5.1.1)
18. All construction shall be in compliance of the applicable building codes which are in effect at the time of construction and shall be built under valid building permit(s) issued by the City Planning and Development Department. (IFC-2012: § 102.4)

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.

ORDINANCE NO. 180972

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 and Development Code have been given and had.

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney