

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 060529

Rezoning an area of approximately .75 acres generally located on the east side of Belleview Avenue about 250 feet south of 44th Street from District R-4-O to District C-1-p and approving a development plan for the same. (8254-P-3).

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 80-11A0672, rezoning an area of approximately .75 acres generally located on the east side of Belleview Avenue about 250 feet south of 44th Street from District R-4-O (Low Apartments, Administrative Office Buildings) to District C-1-p (Neighborhood Retail Business, Limited District), said section to read as follows:

Section 80-11A0672. That an area legally described as:

The south 17 feet of Lot 6, all Lots 7-13 inclusive, and the north 20.83 feet of Lot 14, Block 7, Bunker Hill, a subdivision in Kansas City, Jackson County, Missouri.

is hereby rezoned from District R-4-O (Low Apartments, Administrative Office Buildings) to District C-1-p (Neighborhood Retail Business, Limited District)), all as shown outlined on a map marked Section 80-11A0672, 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 widen the alley adjacent to the east plan boundary by a minimum of five feet as required by Development Services.
2. That the developer grant a public access easement over the area of the widened alley by separate document.
3. That the developer secure permits to construct or reconstruct existing sidewalks, curb, gutter, storm sewers, and streetlights as necessary along the development street frontage, prior to the issuance of a certificate of occupancy.
4. 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 approval and issuance of any building permits, and that the developer make any improvements as required by Development Services.

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5. That the developer submit plans for grading and siltation and erosion control to Development Services for approval prior to the commencement of any construction activities.
6. That the developer obtain the grading consents, and all grading, temporary construction and drainage/sewer easements from the abutting property owner(s) prior to submitting any public improvements.
7. That the developer submit a final plan to the City Plan Commission for approval, including detailed information on landscaping, signage (including elevations), lighting (including a photometric study showing zero footcandles at the property line and no direct illumination beyond the property line) and building elevations and that the developer increase the setback of the building from Belleview Avenue proportional to the area reduced along the east property line.

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