

ORDINANCE NO. 060840

Rezoning an area of approximately 3.9 acres generally located on both sides of Grand Boulevard between Admiral Boulevard and 8th Street District from Districts C-4 and M-1 to District URD, and approving a development plan for the same. (13539-URD)

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 80-11A0697, rezoning an area of approximately 3.9 acres generally located on both sides of Grand Boulevard between Admiral Boulevard and 8th Street District from Districts C-4 (Central Business District) and M-1 (Light Industry) to District URD (Urban Redevelopment District), said section to read as follows:

Section 80-11A0697. That an area legally described as:

Beginning at a point 1,652.3 feet north and 2,464.3 feet East of the Southwest corner of the Northwest Quarter of Section 5, Township 49, Range 33 Jackson County, Missouri also being the center intersection of 8th and McGee Streets; thence west along the centerline of 8th Street 507 feet, thence north 126 feet; thence east 4.6 feet; thence north 98.5 feet; thence west 143.9 feet more or less to the centerline of Walnut Street; thence northerly along the centerline of Walnut Street 150 feet to the centerline of 7th Street; thence east along the centerline of 7th Street 297.3 feet to the centerline of Grand Boulevard; thence south along the centerline of Grand Boulevard 172 feet; thence east 175 feet; thence north 146 feet to the centerline of Admiral Boulevard; thence east along the centerline of Admiral Boulevard 156 feet to the centerline of McGee Street; thence south along the centerline of McGee Street 345 feet to the point of beginning: containing 3.94 acres more or less.

is hereby rezoned from Districts C-4 (Central Business District) and M-1 (Light Industry) to District URD (Urban Redevelopment District), all as shown outlined on a map marked Section 80-11A0697, 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 cause the area to be platted and processed in accordance with Chapter 66, Code of Ordinances of Kansas City, Missouri, commonly known as the Subdivision Regulations.

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2. That the developer dedicate additional right of way for 7th Street/Admiral Boulevard as required by the Development Services and the Department of Parks and Recreation so as to insure 40 feet of right of way as measured from the centerline of 7th Street/Admiral Boulevard.
3. That the developer improve the eastern one-half of Walnut Street to collector street standards as required by Development Services, including curbs, gutters, storm sewers, sidewalks, streetlights, existing roadway section transitions to meet vertical and horizontal alignment standards, and relocation of utilities.
4. That the developer improve the northern one-half of 8th Street to collector street standards as required by Development Services, including curbs, gutters, storm sewers, sidewalks, streetlights, existing roadway section transitions to meet vertical and horizontal alignment standards, and relocation of utilities.
5. That the developer improve the western one-half of McGee Street to collector street standards as required by Development Services, including curbs, gutters, storm sewers, sidewalks, streetlights, existing roadway section transitions to meet vertical and horizontal alignment standards, and relocation of utilities.
6. 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 construct any improvements as required by Development Services.
7. That the developer secure permits to construct or reconstruct existing sidewalks, curb and gutter, storm sewers, and streetlights as necessary along all development street frontages, or submit a letter from a Missouri Licensed Civil Engineer stating that the sidewalks, curb and gutter are in a good state of repair and meet the requirements set forth in Chapters 56 and 64, Code of Ordinances, as required by Development Services, prior to recording the plat.
8. That the developer submit a streetscape plan for approval and permitting by Development Services prior to beginning work in the public right of way.
9. 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.

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10. That the developer obtain the grading consents, and all grading, temporary construction and drainage/sewer easements from the abutting property owner prior to submitting any public improvements.
11. That the developer secure a land disturbance permit from Development Services prior to beginning any construction, grading, clearing, or grubbing activities, if the disturbed area exceeds one acre.
12. That the developer contribute \$2,789.25 in lieu of parkland dedication for 110 multifamily units (110 units x 2.0 x .006 (less credit for 1.04 acres of private open space) X \$9,961.61 (year 2006) = \$2,789.25) in satisfaction of Section 66-128 of the Subdivision Regulations.
13. That the developer grant a Noise and Aviation Easement to the City as required by Development Services.
14. That the developer submit covenants, conditions and restrictions to the Law Department for approval for the maintenance of common elements and private open space tracts.
15. That the developer receive approval of any necessary encroachment into the Downtown Airport height zone.
16. That the developer receive the approval of any necessary Code Modification Request for the parking space/aisle dimensions in the parking structures.
17. That the developer receive approval of the Department of Parks and Recreation for any necessary encroachment into Grand Boulevard or Admiral Boulevard.
18. That the final plat show and describe all wall dimensions, as well as all floor and ceiling elevations, for each of the condominium units.
19. That the developer petition for the vacation of the north-south alley east of Grand Boulevard, south of Admiral Boulevard.
20. That the developer submit a final plan to the Director of City Development for approval, including detailed information on landscaping, signage (including elevations), lighting and building elevations.

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.

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Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices have been given and hearings have been held as required by the Zoning Ordinance.

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