

ORDINANCE NO. 110246

Rezoning an area of approximately 23 acres generally located on the south side of U.S. 40 approximately 1,800 feet west of I-435 from Districts M1-5, B3-2 and R-7.5 to District UR (Urban Redevelopment), and approving a preliminary development plan for the same. (10963-UR-3)

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 88-20A0884, rezoning an area of approximately 23 acres generally located on the south side of U.S. 40 approximately 1,800 feet west of I-435 from Districts M1-5 (Manufacturing 1), B3-2 (Community Business) and R-7.5 (Residential 7.5) to District UR (Urban Redevelopment), said section to read as follows:

Section 88-20A0544. That an area legally described as:

All that part of the Southwest Quarter of Section 18, Township 49 North, Range 32 West, in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southwest corner of the Southwest Quarter of Section 18, Township 49 North, Range 32 West, in Kansas City, Jackson County, Missouri; thence North 08 degrees 45 minutes 15 seconds East, a distance of 981.23 feet to a point on the north right-of-way line of Interstate 70, as now established, said point being at the centerline of a vacated county road and being the true point of beginning; thence continuing along said center line of vacated county road, North 08 degrees 45 minutes 15 seconds East, a distance of 1029.09 feet, more or less, to a point on the south line of the Old Westport Road; thence South 63 degrees 15 minutes 45 seconds East, along the south line of said Old Westport Road, a distance of 439.00 feet to its intersection with the south right-of-way line of US Highway 40 as now established; thence South 54 degrees 15 minutes 21 seconds East along said right-of-way line a distance of 449.23 feet to the northwest corner of a tract of land for Bunker Hill Trailer Park, LLC, as shown in Book I2860, page 2067; thence South 01 degrees 23 minutes 16 seconds West, along the west line of said tract, a distance of 125.00 feet; thence North 88 degrees 27 minutes 10 seconds West, along the west line of said tract, a distance of 40.00 feet; thence South 01 degrees 23 minutes 16 seconds West, along the west line of said tract, a distance of 1070.33 feet, more or less, to a point on the north right-of-way line of Interstate 70; thence along said north right-of-way line North 59 degrees 20 minutes 45 seconds West, a distance of 680.00 feet; thence continuing along said north right-of-way line North 41 degrees 48 minutes 26 seconds West, a distance of 389.10 feet to the point of beginning.

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is hereby rezoned from Districts M1-5 (Manufacturing 1), B3-2 (Community Business) and R-7.5 (Residential 7.5) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A0884, 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:

1. That the developer cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code.
2. That the developer submit a detailed micro storm drainage study to Development Services, in general compliance with adopted standards, including a BMP level of service analysis, prior to approval and issuance of any building permits, and the developer must secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy.
3. That the developer petition for the vacation of the unnamed north-south right-of-way adjacent to the west side of the subject property, as shown on the development plan as required by the Land Development Division prior to recording the plat.
4. 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.
5. That the developer secure a site disturbance permit from the Land Development Division prior to beginning any construction, grading, clearing, or grubbing activities, if the disturbed area equals one acre or more, prior to beginning any construction activities.
6. That the developer grant a BMP Easement to the City, as required by the Land Development Division, prior to issuance of any certificate of occupancy.
7. That the developer construct or relocate water mains as required by the Water Services Department.
8. That the developer obtain a code modification for the gravel storage area.
9. That the developer obtain a permit from Missouri Department of Transportation prior to working within MoDOT's right of way.

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10. The developer submit a final UR plan prior to the issuance of a permit for any permanent structure per the requirements of 88-260.

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 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:

M. Margaret Sheahan Moran
Assistant City Attorney