

ORDINANCE NO. 030657

Amending Chapter 80, Code of Ordinances, by adding a new section to be known as Section 80-11A0486, rezoning an area of approximately 2.5 acres generally located on the north side of 31st Street between Troost Avenue and Forest Avenue from District C-3a2 (Intermediate Business - High Buildings) to District URD (Urban Redevelopment District), and approving a development plan for the same. (12879-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 80-11A0486, rezoning an area of approximately 2.5 acres generally located on the north side of 31st Street between Troost Avenue and Forest Avenue from District C-3a2 (Intermediate Business - High Buildings) to District URD (Urban Redevelopment District), said section to read as follows:

Section 80-11A0486. That an area legally described as:

Beginning at the intersection of the east line of Troost Avenue with the north line of 31st Street; thence east along the north line of 31st Street, 305 feet to the southeast corner of Lot 7 in Block 15 of said Beacon Hill Annex; thence north along the east line of Lots 7, 8, 9 and one-half of Lot 10 in Block 15 of said Beacon Hill Annex, a distance of 351.9 feet to the northeast corner of said Lot 10; thence west along the north line of said Lots 10 and 3, 305 feet to the east line of Troost Avenue; thence south along the east line of Troost Avenue, 351.92 feet, to the point of beginning.

is hereby rezoned from District C-3a2 (Intermediate Business - High Buildings) to District URD (Urban Redevelopment District), all as shown outlined on a map marked Section 80-11A0486, 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 the City of Kansas City, Missouri, as amended, commonly known as the Subdivision Regulations.
2. That the developer submit a storm drainage study for the entire development to the City Engineer's Office for approval when the first plat is submitted and that the developer make any necessary improvements as required by the City

- Engineer's Office.
3. That the developer submit plans for grading and siltation and erosion control to the City Engineer's Office for approval prior to the commencement of any construction activities.
 4. That the developer secure a land disturbance permit from the Department of Public Works prior to beginning any construction, grading, clearing or grubbing activities, if the disturbed area exceeds one acre.
 5. That the developer secure a land disturbance permit from the Missouri Department of Natural Resources.
 6. That the developer provide for fire protection as required by the Fire Department.
 7. That the developer extend water mains as required by the Water Services Department.
 8. That the developer extend sanitary and/or storm sewers and determine the adequacy of receiving sewers as required by the Department of Public Works.
 9. That the developer relocate existing sanitary and/or storm sewers under proposed structures and apply for permits to abandon any existing sewers that will not be used for this development prior to the issuance of building permits or approval of the final plat as required by the Department of Public Works.
 10. That the developer improve the north side of 31st Street as required by the Department of Public Works, including construction of curb, gutter and sidewalks and installation of streetlights.
 11. That the developer improve the east side of Troost Avenue to secondary arterial street standards as required by the Department of Public Works, including construction of curb, gutter and sidewalks and installation of streetlights..
 12. That the developer improve the west side of Forest Avenue to collector street standards as required by the Department of Public Works, including construction of curb, gutter and sidewalks and installation of streetlights.
 13. That the developer construct or reconstruct sidewalks on all public streets as required by the Department of Public Works.
 14. That the developer submit a street tree planting plan as part of the final plat with a copy to be submitted to the Department of City Development, secure the approval of the City Forester for street trees planted on right of way in front of

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residential lots, and plant the street trees in conformance with the plan approved by the City Forester. The plan shall include size, type, species and placement of trees.

15. That the developer submit a site plan to the Director of City Development for approval that includes detailed information on landscaping, streetscaping, lighting, architectural features and signage. The landscaping plan shall identify adequate area for planting of trees and shrubs within the parking lot.

A copy of said development plan is on file in the office of the City Clerk under Document No. 030657, which is attached hereto and 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 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:

Assistant City Attorney