

ORDINANCE NO. 010226

Approving an amendment to a previously approved preliminary plan in District CP-2 (Local Planned Business Center) on approximately a 0.55 acre tract of land generally located at 13101 Holmes Road. (5945-CP-11)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved preliminary plan in District CP-2 (Local Planned Business Center) on approximately a 0.55 acre tract of land generally located at 13101 Holmes Road, and more specifically described as follows:

All that part of the west 16 acres of the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 47, Range 33, lying west of the westerly line of the right of way of Missouri Pacific Railroad Company in Kansas City, Jackson County, Missouri, as described as follows: Beginning at a point in the easterly right of way line of Holmes Road and the south right of way of Blue Ridge; thence east along said right of way line of Blue Ridge, a distance of 150 feet; thence south and parallel to the east line of Holmes Road, a distance of 173 feet to a point; thence westerly and parallel to the south line of Blue Ridge, a distance of 150 feet to a point in the east line of Holmes Road; thence northerly along the easterly line of Holmes Road to the point of beginning.

is hereby approved, subject to the following conditions:

1. That the developer submit a storm drainage study to the City Engineer's Office for approval and that the developer make any improvements as required by the City Engineer's Office prior to the issuance of a building permit.
2. That the developer submit plans for grading and siltation and erosion control to the City Engineer's Office for approval prior to beginning any construction activities.
3. That the developer provide for fire protection as required by the Fire Department.
4. That the developer construct sidewalks on the south side of Blue Ridge Boulevard and on the east side of Holmes Road as required by the Department of Public Works prior to the issuance of a building permit.
5. That the developer replace curb and gutter at the point where access from Blue Ridge Boulevard was removed as required by the Department of Public Works prior to the issuance of a building permit.
6. That the developer enter into an agreement with the City as required by the

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Department of Public Works prior to the issuance of a building permit whereby the developer agrees to contribute \$1,680.00 to the Martin City Improvement Corridor Fund based on a rate of \$0.70 per square foot of floor area.

7. That the developer secure the approval of the Board of Zoning Adjustment for a variance to the required parking and loading regulations.
8. That the developer submit a final plan to the City Plan Commission for approval, including plans for landscaping, screening, signage (including elevations), grading and building elevations.

A copy of said amendment is on file in the office of the City Clerk under Document No. 010226, which is attached hereto and made a part hereof.

Section B. 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