

**COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 030213**

**Amending Chapter 80, Code of Ordinances, by adding a new section to be known as Section 80-11A0467, rezoning an area of approximately 1 acre generally located on the east side of Walnut Street, between Walnut Street and the north-south alley between Walnut Street and Grand Boulevard, between 9th Street and 10th Street from District C-4 (Central Business District) to District URD (Urban Redevelopment District), and approving a development plan for the same. (12891-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 80-11A0467, rezoning an area of approximately 1 acres generally located on the east side of Walnut Street, between Walnut Street and the north-south alley between Walnut Street and Grand Boulevard, between 9th Street and 10th Street from District C-4 (Central Business District) to District URD (Urban Redevelopment District), said section to read as follows:

Section 80-11A0467. That an area legally described as:

909 Building: The North One-Half (1/2) of Lot 59, except that part taken and condemned by the City of Kansas City, Missouri, in the widening of Walnut Street, pursuant to Ordinance No. 12749 as evidenced by the document filed December 6, 1912 in Book 1450, at page 437, as Document No. 901474, and all of Lots 60, 61 and 62, in Swope's Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

927 Building and Parking Facility Land: The north 60 feet of the east half of the north-south alley next east of Walnut Street and immediately adjacent to and east of Lots 55, 56, 57, 58, 59, 60, 61 and 62 in SWOPE'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, subject to the public right of way and easements for existing utilities, and all of Lots 55 through 58, inclusive, and the south one-half of Lot 59, all in Swope's Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, except the west 5 feet thereof taken for the purpose of widening Walnut Street.

is hereby rezoned from District C-4 (Central Business District) to District URD (Urban Redevelopment District), all as shown outlined on a map marked Section 80-11A0467, 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 petition for the vacation of the alleyway lying east of the project and provide parking in compliance with Chapters 52 and 80, Code of Ordinances.
3. That the developer submit a storm drainage study for the entire development to the City Engineer's Office for approval and that the developer make any necessary improvements as required by the City Engineer's Office.
4. That the developer secure a land disturbance permit from the Public Works Department prior to beginning any construction, grading, clearing or grubbing activities, if the disturbed area exceeds one acre.
5. That the developer dedicate an additional five feet of right of way on Walnut Street adjacent to the 909 Walnut Building as required by the Department of Public Works so as to provide 37 feet 10 inches from the centerline of Walnut Street.
6. That the developer improve all adjacent sidewalks and storm water intakes as required by the City Engineer's Office.
7. That the developer contribute \$20,807.80 in lieu of parkland dedication for 181 multifamily units (181 x 2.0 x .006 - 0.345 x \$11,389.05) in satisfaction of Section 66-128 of the Subdivision Regulations.
8. That the applicant apply for an encroachment ordinance if required for the vaulted area extending under the right of way on the 909 Building and for the overhang of the garage.
9. That the developer submit a site plan to the Director of City Development for approval that includes detailed information on landscaping, streetscape, lighting, architectural features and signage.

A copy of said development plan is on file in the office of the City Clerk under Document No. 030213, 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.

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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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Assistant City Attorney