

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 031024

Amending Chapter 80, Code of Ordinances, by adding a new section to be known as Section 80-11A0512, rezoning an area of approximately 67.56 acres generally located at the northeast corner of N.W. 112th Street and N.W. Ambassador Drive from District GP-7 (General Planned Development District, Agricultural) to District GP-1 (General Planned Development District, General Industry). (13001-GP)

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 80-11A0512, rezoning an area of approximately 67.56 acres generally located at the northeast corner of N.W. 112th Street and N.W. Ambassador Drive from District GP-7 (General Planned Development District, Agricultural) to District GP-1 (General Planned Development District, General Industry), said section to read as follows:

Section 80-11A0512. That an area legally described as:

A tract of land in the Southeast Quarter of Section 23, Township 52, Range 34, Kansas City, Platte County, Missouri, more particularly described as follows: Commencing at the southeast corner of said Southeast Quarter; thence North 0°52'38" East along the east line of said Southeast Quarter, a distance of 70.00 feet to a point on the north right of way line of N.W. 112th Street, as now established, and to the point of beginning; thence North 89°48'54" West, 70.00 feet north of and parallel with the south line of said Southeast Quarter, a distance of 1,232.38 feet to a point on the east right of way line of N.W. Ambassador Drive, as now established; thence North 0°21'21" East along said east right of way line, a distance of 2,066.32 feet; thence South 89°39'52" East, a distance of 511.23 feet; thence North 0°21'21" East, a distance of 511.23 feet to a point on the north line of said Southeast Quarter; thence South 89°39'52" East, along said north line, a distance of 744.58 feet to the northeast corner of said Southeast Quarter; thence South 0°52'38" West, along the east line of said Southeast Quarter, a distance of 2,574.43 feet to the point of beginning. Containing 67.56 acres, more or less.

is hereby rezoned from District GP-7 (General Planned Development District, Agricultural) to District GP-1 (General Planned Development District, General Industry), all as shown outlined on a map marked Section 80-11A0512, 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 macro overall storm drainage study for the entire development to the City Engineer's Office for approval when the first final plat is submitted and a detailed micro storm drainage study for each phase at the time of final platting, and that the developer construct any 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 beginning any construction activities.
4. That the developer secure a land disturbance permit from the Missouri Department of Natural Resources.
5. That the developer secure a land disturbance permit from the Department of Public Works prior to beginning any construction, grading, clearing, or grubbing activities.
6. That the developer dedicate additional right-of-way for N.W. 112th Street as required by the Department of Public Works so as to provide a minimum of 56 ft. of right-of-way as measured from the centerline of N.W. 112th Street.
7. That the developer construct sidewalks on the north side of N.W. 112th Street and on the east side of N. Ambassador Drive as required by the Department of Public Works.
8. That the developer dedicate six foot of additional right-of-way on the east side of N. Ambassador Drive, from N.W. 112th Street north to the north property line as required by the Department of Public Works so as to provide a minimum of 52 feet of right-of-way as measured from the centerline of N. Ambassador Drive.
9. That the developer construct streetlights at the time of platting of each phase for the abutting perimeter streets N.W. 112th Street and N. W. Ambassador Drive as required by the Department of Public Works.
10. That the developer enter into a Cooperative Agreement with the City as required by the Department of Public Works whereby the developer agrees to contribute \$113,400.00 toward the cost of traffic signal modifications and construction of additional northbound and southbound left turn lanes and separate eastbound and westbound right turn lanes at the intersection of N.W.

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112th Street and N. Ambassador Drive at the time Phase 1 is platted.

11. That the developer obtain the grading consents and all grading, temporary construction, and drainage easements from abutting property owner(s) prior to submitting any public improvements.
12. That the developer subordinate to the City all private interest in the area of any right-of-way dedication as required by the Department of Public Works and that the developer be responsible for all costs associated with subordination activities.
13. That the developer submit an indemnification agreement to the Water Services Department for the sanitary sewer line located partially under the proposed stormwater detention facility.
14. That the developer submit a street name signage plan for review and approval by the Street Naming Committee for all street names prior to the submittal of the first final plat.
15. That the developer comply with the Kansas City International Airport Height Zoning restrictions and that such restrictions be included on the final plat.
16. That the developer grant an Aviation Noise Easement for each phase to the City and file same with each final plat as required by the Aviation Department.
17. That the developer extend water mains as required by the Water Services Department.
18. That the developer extend and/or relocate sanitary and storm sewers to ensure individual service is provided to all proposed lots and determine adequacy as required by the Department of Public Works.
19. That the developer secure a floodplain certificate if any grading is to occur within a floodplain as required by the Department of Codes Administration.
20. That the developer install hard surface roads and provide for fire protection as required by the Fire Department prior to construction beyond foundations.
21. That the developer submit a final plan to the City Plan Commission for approval, including plans for grading, landscaping, screening, berming, lighting (provide a photometric study, with the intent that there shall be no direct illumination beyond the property line), and signage.

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A copy of said development plan is on file in the office of the City Clerk under Document No. 031024, 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