

ORDINANCE NO. 061339

Rezoning approximately 30 acres generally located on the west side of N. Ambassador Drive north of Newark Circle from District GP-2 to Districts GP-2 and GP-3, and approving a development plan for the same. (5990-GP-3)

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 adding a new section to be known as Section 80-11A0723 rezoning an area of approximately 30 acres generally located on the west side of N. Ambassador Drive north of Newark Circle from District GP-2 (General Transient Retail Business) to Districts GP-2 (General Transient Retail Business) and GP-3 (Regional Business), said section to read as follows:

Section 80-11A0723. That an area legally described as:

TRACT I: All of Lot 1, T.W.A. Administrative Center, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof filed in plat Book 17, page 88 in the Recorder's Office of Platte County, Missouri, described as follows: Beginning at a point on the north line of the Southeast Quarter of Section 23, Township 52, Range 34, Kansas City, Platte County, Missouri, said point being South 89 degrees 42 minutes 46 seconds East, as measured along said north line, 1325.46 feet from the northwest corner of the Southeast Quarter of said Section 23; thence South 00 degrees 16 minutes 50 seconds West, 30.00 feet to the true point of beginning of the tract to be herein described; thence South 00 degrees 16 minutes 50 seconds West, 1536.36 feet to the northeast corner of Tract E, Plaza International, Second Plat, a subdivision of land in Kansas City, Platte County, Missouri, according to the recorded plat thereof; thence North 89 degrees 50 minutes 10 seconds West along the north line of said Tract E, 1021.28 feet by survey (1021.22 feet by plat) to the northwest corner of said Tract E, being also a point on the east right-of-way line of Interstate Route 29, as now established; thence North 07 degrees 13 minutes 05 seconds West along said right-of-way line, 372.31 feet; thence North 00 degrees 30 minutes 50 seconds East along said right-of-way line, 477.50 feet; thence northerly along said right-of-way line on a curve to the left, having a radius of 11,589.16 feet, an arc distance of 65.00 feet; thence South 89 degrees 42 minutes 46 seconds East parallel to the north line of the Southeast Quarter of said Section 23, 493.19 feet; thence North 00 degrees 16 minutes 50 seconds East parallel to the west line of the Southeast Quarter of said Section 23, 626.92 feet; thence South 89 degrees 42 minutes 46 seconds East parallel to the north line of the Southeast Quarter of said Section 23, 574.65 feet to the true point of beginning. Except that part conveyed December 23, 2004 in Book 1049 at page 339.

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TRACT II: Parcel TWO-B: All that part of Lot 1, T.W.A. Administrative Center, a subdivision in the City of Kansas City, Platte County, Missouri, being more particularly described as follows: Commencing at the southeast corner of said Lot 1; thence North 0 degrees 16 minutes 50 seconds East, along the east line of said Lot 1, a distance of 620.00 feet, to the point of beginning of the tract of land to be herein described; thence continuing North 0 degrees 16 minutes 50 seconds East, along said east line, a distance of 406.36 feet; thence North 89 degrees 41 minutes 54 seconds West (plat = North 89 degrees 41 minutes 54 seconds West), parallel with the north line of said Lot 1, a distance of 165.00 feet; thence South 0 degrees 16 minutes 50 seconds West, parallel with said east line, a distance of 406.70 feet; thence South 89 degrees 49 minutes 02 seconds East (plat = North 89 degrees 50 minutes 10 seconds West), parallel with the south line of said Lot 1, a distance of 165.00 feet, to a point on said east line, said point also being the point of beginning.

PARCEL TWO-C: All that part of Lot 1, T.W.A. Administrative Center, a subdivision in the City of Kansas City, Platte County, Missouri, being more particularly described as follows: Beginning at the southeast corner of said Lot 1; thence North 0 degrees 16 minutes 50 seconds East, along the east line of said Lot 1, a distance of 500.00 feet; thence North 89 degrees 49 minutes 02 seconds West (plat = North 89 degrees 50 minutes 10 seconds West), parallel with the south line of said Lot 1, a distance of 165.00 feet; thence South 0 degrees 16 minutes 50 seconds West, parallel with said east line, a distance of 500.00 feet, to a point on said south line; thence South 89 degrees 49 minutes 02 seconds East, along said south line, a distance of 165.00 feet, to the point of beginning.

PARCEL TWO-D: All that part of lot 1, T.W.A. Administrative Center, a subdivision in the City of Kansas City, Platte County, Missouri, being more particularly described as follows: Commencing at the southeast corner of said Lot 1; thence North 89 degrees 49 minutes 02 seconds West (plat = North 89 degrees 50 minutes 10 seconds West), along the south line of said Lot 1, a distance of 225.00 feet, to the point of beginning of the tract of land to be herein described; thence continuing North 89 degrees 49 minutes 02 seconds West, along said south line, a distance of 796.55 feet, to the southwest corner of said Lot 1; thence North 7 degrees 11 minutes 51 seconds West (plat = North 7 degrees 13 minutes 05 seconds West), along the west line of said Lot 1, a distance of 181.50 feet; thence South 89 degrees 49 minutes 02 seconds East, parallel with said south line, a distance of 473.14 feet; thence South 0 degrees 16 minutes 50 seconds West, parallel with the east line of said Lot 1, a distance of 160.00 feet; thence South 89 degrees 49 minutes 02 seconds East, parallel with said south line, a distance of 347.03 feet; thence South 0 degrees 16

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minutes 50 seconds West, parallel with said east line, a distance of 20.00 feet, to the point of beginning.

is hereby rezoned from District GP-2 (General Transient Retail Business) to Districts GP-2 (General Transient Retail Business) and GP-3 (Regional Business), all as shown outlined on a map marked Section 80-11A0723, 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, commonly known as the Subdivision Regulations.
2. That the developer submit a macro/micro storm drainage study to Development Services for approval for the entire development when the first plat is submitted, and that the developer construct any improvements as required by Development Services.
3. That the developer dedicate additional right of way for a secondary arterial with a bike lane as required by Development Services so as to provide a minimum of 46 feet of right of way as measured from the centerline of N. Ambassador Drive
4. That the developer dedicate an additional 12 feet of right-of-way along N. Ambassador Drive from a point 450 feet south of the south driveway to a point 450 feet north of the north driveway for left-turn lanes plus tapers as required by the Public Works Department
5. That the developer dedicate an extra additional 12 feet of right-of-way on N. Ambassador Drive at the main entrance for a 120 feet long right-turn lane with 150 feet long taper as required by the Public Works Department.
6. That the developer enter into a secured deferral agreement to construct left-turn lanes for northbound traffic on N. Ambassador Drive at both driveways at such time as the Director of the Public Works Department determines the warrants for a left-turn lane are met and that left-turn lanes are required.
7. That the developer enter into a deferral agreement to install traffic signals at the main driveway on Ambassador Drive at such time as the Public Works Department Director determines that signal warrants are met and the signals are needed for traffic flow.

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8. That the developer provide any other necessary road improvements to N. Ambassador Drive as required by the Public Works Department
9. That the developer obtain the grading consents, and all grading, temporary construction and drainage/sewer easements from the abutting property owner prior to submitting any public improvements.
10. That the developer secure permits to construct or reconstruct existing sidewalks, curb, gutter, storm sewers, and streetlights as necessary along all development street frontages, or submit a letter from a Missouri Licensed Civil Engineer stating that the sidewalks, curb and gutter are in a good state of repair, as required by Development Services, prior to recording the plat.
11. That the developer submit plans for grading, siltation, and erosion control to Development Services for approval and permitting prior to beginning any construction activities.
12. That the developer secure a land disturbance permit from Development Services prior to beginning any construction, grading, clearing, or grubbing activities, if the disturbed area exceeds one acre.
13. That the developer extend sanitary sewers to ensure individual service is provided to all proposed lots and determine adequacy as required by Development Services.
14. That the developer provide a storm water conveyance system to serve all proposed lots within the development and determine adequacy as required by Development Services.
15. That the developer grant a Noise and Aviation Easement to the City as required by Development Services.
16. That the developer submit covenants, conditions and restrictions to the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any storm water detention area tracts
17. That the developer submit a final plan to the City Plan Commission for approval, including plans for grading, landscaping, screening, berming, photometric study (showing zero footcandles at the property line) signage, and building elevation drawings.

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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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M. Margaret Sheahan Moran  
Assistant City Attorney