

ORDINANCE NO. 030682

Amending Chapter 80, Code of Ordinances, by adding a new section to be known as Section 80-11A0488, rezoning an area of approximately 4.72 acres generally located in the northeast corner of the intersection of N.W. 104th Street and N. Ambassador Drive from District GP-2 (General Transient Retail Business) to District GP-3 (Regional Business), and approving a development plan for the same. (10015-GP-8)

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 80-11A0488, rezoning an area of approximately 4.72 acres generally located in the northeast corner of the intersection of N.W. 104th Street and N. Ambassador Drive from District GP-2 (General Transient Retail Business) to District GP-3 (Regional Business), said section to read as follows:

Section 80-11A0488. That an area legally described as:

Lot 1, Block 4, Ambassador Park, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof.

is hereby rezoned from District GP-2 (General Transient Retail Business) to District GP-3 (Regional Business), all as shown outlined on a map marked Section 80-11A0488, 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 submit a storm drainage study for the entire development to the City Engineer's Office for approval and that the developer make any improvements as required by the City Engineer's Office.
2. 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.
3. 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.
4. That the developer extend storm sewers and determine adequacy as required by

the Department of Public Works.

5. That the developer provide for fire protection as required by the Fire Department.
6. That the developer obtain grading consents, and all grading, temporary construction and drainage easements from the abutting property owner prior to submitting for a building permit.
7. That any relocated streetlights be integrated into the existing streetlight system as required by the City Engineer's Office prior to receiving a certificate of occupancy.
8. That the developer convey to the City, by separate deed, the required right of way for the vehicular turn-around to be provided where N.W. 104th Street intersects with the east property line, prior to final plan approval.
9. That the developer remove all of the gravel road, rather than only that portion lying on the subject property, along the entire length of the property's southern boundary, prior to receiving a certificate of occupancy.
10. That the developer secure permits to construct 5 foot sidewalks along N. Ambassador Drive/N. Executive Hills Boulevard along the west property line, on N. Pomona Avenue, along the northwest property line, and on N.W. 105th Street, along the north property line, as required by the Department of Public Works, prior to receiving a certificate of occupancy.
11. That the developer submit a final plan to the City Plan Commission for approval, including detailed information on landscaping, grading, signage (including elevations), building elevations for each structure per staff approval, and lighting, including photometric study.

A copy of said development plan is on file in the office of the City Clerk under Document No. 030682, 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.

030682

Secretary, City Plan Commission

Approved as to form and legality:

Assistant City Attorney