

ORDINANCE NO. 090136

Approving a preliminary Community Unit Project on an approximately 21.7 acre tract of land generally located at the southeast corner of 9th Street and Woodland Avenue. (4751-CUP-2)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a preliminary Community Unit Project on an approximately 21.7 acre tract of land generally located at the southeast corner of 9th Street and Woodland Avenue, and more specifically described as follows:

Blocks 1, 2 and 3, Wayne Miner Court, a subdivision in Kansas City,
Jackson County Missouri.

is hereby approved, subject to the following conditions:

1. That the developer submit a macro/micro storm drainage study to Development Services for review and acceptance for the entire development prior to the issuance of a building permit, and that the developer construct any improvements as required by Development Services prior to the issuance of a certificate of occupancy.
2. That the requirement for the developer to dedicate additional right of way for secondary arterial as required by Development Services so as to provide a minimum of 40 feet of right of way as measured from the centerlines of 9th Street and 12th Street respectively be waived
3. That the requirement for the developer to improve the south one-half and northern one-half respectively of 9th Street and 12th Street to secondary arterial standards as required by Development Services, including curbs, gutters, sidewalks, streetlights, existing roadway section transitions to meet vertical and horizontal alignment standards, and relocation of utilities be waived.
4. That the developer submit a letter from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks. The letter must identify state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks. It shall identify the quantity and location of sidewalks that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks as necessary along all development street frontages, as required by Development Services, prior to the issuance of a certificate of occupancy.

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5. That the developer submit plans for grading, siltation, and erosion control to Development Services for review, acceptance, and permitting prior to beginning any construction activities.
6. That the developer secure a site disturbance permit from Development Services prior to beginning any construction, grading, clearing, or grubbing activities, if the disturbed area equals one acre or more.
7. That the developer extend sanitary sewers to ensure individual service is provided to all proposed lots/units and determine adequacy as required by Development Services.
8. That the developer provide a storm water conveyance system for each phase to serve all proposed lots within the development and determine adequacy as required by Development Services
9. That the developer grant a BMP Easement to the City as required by Development Services.
10. That the developer grant a pedestrian right-of-way access easement for the portions of the public sidewalks located outside the public right-of-way prior to issuance of a certificate of occupancy.
11. That the developer request a reduction to the required number of parking spaces for the senior living facility on Blocks 1 and 2 from the Board of Zoning Adjustment
12. That the developer submit a final plan including landscaping, grading, fencing, lighting (showing zero footcandles at the property lines), building elevations and signage.

A copy of the preliminary Community Unit Project plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed Community Unit Project 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.

Secretary, City Plan Commission

Approved as to form and legality:

M. Margaret Sheahan Moran
Assistant City Attorney