

ORDINANCE NO. 080270

Rezoning an area of approximately 6.4 acres generally located on the west side of Main Street between 49th Street and 50th Street from Districts C-2 and C-3a2-p to District C-3a2-p, and approving a limited district plan. (8672-P-6)

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 80-11A0785, rezoning an area of approximately 6.4 acres generally located on the west side of Main Street between 49th Street and 50th Street from Districts C-2 (Local Retail Business) and C-3a2-p (Intermediate Business - High Buildings – Limited District) to District C-3a2-p (Intermediate Business - High Buildings – Limited District), said section to read as follows:

Section 80-11A0785. That an area legally described as:

Blocks 1, 2 and 3, Board of Trade Center, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof. Except the east 40 feet of Block 3, Board of Trade Center, a subdivision in Kansas City, Jackson County, Missouri lying south of the westerly prolongation of the north line of Lot 20, Block H, Bismark Place, a subdivision in Kansas City, Jackson County, Missouri.

Lots 20 through 24, except that part thereof, taken for Main Street, Block H, Bismark Place, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof. Together with the east 40 feet of Block 3, Board of Trade Center, a subdivision in Kansas City, Jackson County, Missouri lying south of the westerly prolongation of the north line of Lot 20, Block H, Bismark Place, a subdivision in Kansas City, Jackson County, Missouri.

is hereby rezoned from Districts C-2 (Local Retail Business) and C-3a2-p (Intermediate Business - High Buildings – Limited District) to District C-3a2-p (Intermediate Business - High Buildings – Limited District), all as shown outlined on a map marked Section 80-11A0785, 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.

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2. That the developer submit a micro storm drainage study to Development Services for review and acceptance when the final plat is submitted, and that the developer construct any improvements as required by Development Services.
3. 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.
4. That the developer secure permits to repair existing or reconstruct sidewalks, curbs, and gutters as necessary along all development street frontages in accordance with Chapters 56 and 64, Code of Ordinances, or submit a letter from a Missouri licensed civil engineer stating that the sidewalks, curbs, and gutters are in a good state of repair and meet the requirements set forth in Chapters 56 and 64, Code of Ordinances, as required by the Development Services, prior to issuance of a certificate of occupancy.
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 submit a streetscape plan for approval and permitting by Development Services prior to beginning work in the public right of way.
8. That the developer grant a BMP Easement to the City as required by Development Services.
9. That the developer extend water mains as required by the Water Services Department.
10. That the developer provide for fire protection as required by the Fire Department.
11. That the developer extend sanitary sewers to ensure individual service is provided to all proposed lots and determine adequacy as required by Development Services.
12. That the developer submit a final limited district plan to the City Plan Commission for approval. The final plan shall include information

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regarding property uses, setback distances, lighting, including a photometric study showing zero footcandles at the property line, landscaping and architectural characteristics including elevation drawings of buildings and signage.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is 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:

M. Margaret Sheahan Moran
Assistant City Attorney