

ORDINANCE NO. 110983

Approving an amendment to a previously approved development plan in District UR on approximately 14.7 acres generally located at the northwest corner of Elmwood Avenue and Blue Parkway. (12250-UR-2)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved development plan in District UR (Urban Redevelopment) on approximately 14.7 acres generally located at the northwest corner of Elmwood Avenue and Blue Parkway, and more specifically described as follows:

A tract of land in the west one-half of the southwest quarter of Section 26, Township 49, Range 33, in Kansas City, Jackson County, Missouri, containing all of Lot 1 and tract a in Blue Parkway Town Center, a subdivision in said city, county and state; Lots 2 through 6 in Block 5 - Resurvey of Perwin Place, a subdivision in said city, county and state; Lots 1 through 7 and 16 through 24 in Block 6 of said Resurvey of Perwin Place; and the tract of land lying south of said Lots 16 and 17 in said Block 6 and north of the north right-of-way line of Relocated Blue Parkway. Containing 14.6 acres, more or less.

is hereby approved subject to the following conditions:

1. That the developer cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
2. That the developer submit a new or an update to the previously accepted macro storm drainage study for the overall development to the Land Development Division to address the development amendments to modify lot lines and public conveyance systems, along with a detailed micro study, in general compliance with adopted standards, including a BMP level of service analysis, prior to clearance memo release of the final plat and that the developer secure permits to construct any improvements as required by the Land Development Division prior to recording the plat, or issuance of any building permits, whichever occurs first.
3. That the developer submit a letter to the Land Development Division 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, curbs, and gutters. The letter must identify the state of repair as defined by Public Works Department and in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify

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the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Land Development Division, prior to recording the plat or issuance of any building permits, whichever occurs first.

4. 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.
5. That the developer secure a site disturbance permit from the Land Development Division prior to beginning any construction, grading, clearing, or grubbing activities, if the disturbed area equals one acre or more, prior to recording the plat.
6. That the developer secure permits to extend sanitary sewers to ensure individual service is provided to all proposed lots and determine adequacy as required by the Land Development Division, prior to recording the plat.
7. That the developer secure permits to provide a storm water conveyance system to serve all proposed lots within the development and determine adequacy as required by the Land Development Division, prior to recording the plat or issuance of a building permit.
8. That the developer grant a Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
9. That the developer grant a BMP Easement to the City, as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
10. That the developer obtain permits to excavate and grade the right-of-way and extend 5 foot sidewalks to City standard cross section along the west side of Elmwood Avenue to the north limits of the project, as required by Land Development Division, prior to working in the right-of-way and prior to issuance of any site improvement permits to expand the parking or construct additional buildings.
11. That the developer extend water mains as required by the Water Services Department.
12. That the developer provide for fire protection as required by the Fire Department.

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13. That the developer secure a floodplain certificate if any grading is to occur within a floodplain.
14. That the developer obtain the approval of the Parks and Recreation Department for improvements constructed on Parks and Recreation property.
15. That the developer submit a site plan to the Director of the Department of City Development for approval prior to the issuance of a building permit. The site plan shall include: development plan information, property uses, setback distances, lighting, grading, landscaping, signage, and architectural characteristics and all design aspects as required by Chapter 88.

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 B. 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 88, 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