

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 130079

Rezoning 1.12 acres generally located on the east side of Holmes Road between E. 83rd Street and E. 85th Street (8411 Holmes Road), from Districts B 3-2 and R-6 to District B 1-1. (14334-P)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A0927, rezoning an area of approximately 1.12 acres generally located on the east side of Holmes Road between E. 83rd Street and E. 85th Street (8411 Holmes Road), from Districts B 3-2 (Community Business-dash 2) and R-6 (Residential-dash 6) to District B 1-1 (Community Business-dash 1), said section to read as follows:

Section 88-20A0927. That an area legally described as:

The west half of lot 10 and all of Lot 11, Ernest Kellerstrass Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, except the west 11.00 feet thereof taken for street purposes.

is hereby rezoned from Districts B 3-2 (Community Business-dash 2) and R-6 (Residential-dash 6) to District B 1-1 (Community Business-dash 1), all as shown outlined on a map marked Section 88-20A0927, 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 in accordance with Section 88-20 thereof.

Section B. That the rezoning is subject to the following conditions:

1. That a development plan for this property, including elevations and landscaping plan, is hereby approved, and a building permit may only be issued that is in substantial conformance with this plan, subject to the following modifications:
  - a. That the developer construct a solid wall or fence of masonry or heavy wood at least 6 feet in height along the north property line extending west to the front yard setback of the lot and along the east property line abutting the residential district, in order to screen the residential uses abutting the lot.
  - b. That the developer provide a landscape buffer of deciduous and evergreen trees and shrubs along the wall or fence abutting the residential district.
  - c. That the developer completely enclose the trash receptacle on the lot with a solid wall or fence tall enough to hide the receptacle

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 130079

from view. The wall or fence must be constructed with masonry or heavy wood.

- d. That the developer provide landscaping which meets the standards outlined in Section 88-425 of the Zoning and Development Code.
- e. That the developer provide a pedestrian connection from Holmes Road to the front door of the proposed retail building in the form of a sidewalk and a crosswalk. The location of the connection will be decided by the staff.
- f. That any monument signs proposed for the development be landscaped around the base, have a solid base of masonry, and the width of the base must be a minimum of 100% of the width of the widest part of the sign.
- g. That the developer provide both short- and long-term bicycle parking which meets the standards outlined in Section 88-420-09 of the Zoning and Development Code.
- h. That the building-mounted signage be comprised of individual, internally illuminated letters.

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 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