

ORDINANCE NO. 150602

Rezoning a 1.2 acre tract of land generally located west of Kenwood Ave between E. 22nd Street and E. 23rd Street from District R-0.5 to District DC, and approving a development plan to allow construction of a 187,000 square foot administrative office building for Children's Mercy Hospital. (14546-P & 14546-P-1).

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 88-20A1014, rezoning an area of approximately 1.2 acres generally located west of Kenwood Ave between E. 22nd Street and E. 23rd Street from District R-0.5 (Residential 0.5) to District DC (Downtown Core), said section to read as follows:

Section 88-20A1014. That an area legally described as:

The east 125 feet of the south 90.8 feet of Lot 26, the east 125 feet of Lot 27, and the east 125 feet of the north 142.1 feet of Lot 28, Colonel E.M. McGee's Subdivision, a subdivision of Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Less and except: The tract of land being part of the east 125 feet of the south 90.8 feet of Lot 26 in Colonel E.M. McGee's Subdivision, a subdivision in Kansas City, Jackson County, Missouri, more particularly described as follows: Commencing at the East Quarter corner of Section 8, Township 49, Range 33 in Kansas City, Jackson County, Missouri; thence North 02 degrees 42 minutes 55 seconds East, a distance of 452.15 feet perpendicular to the prosed centerline of 22nd Street; thence North 87 degrees 17 minutes 05 seconds West along said centerline, a distance of 1,157.64 feet; thence North 87 degrees 50 minutes 48 seconds West along said centerline, a distance of 371.01 feet; thence North 87 degrees 15 minutes 32 seconds West along said centerline, a distance of 136.43 feet; thence South 2 degrees 44 minutes 28 seconds West, a distance of 34.98 feet to a point 30.70 feet south of the northeast corner of said Lot 26 as the true point of beginning; thence South 2 degrees 48 minutes 45 seconds West along the east line thereof, a distance of 1.83 feet; thence North 87 degrees 15 minutes 32 seconds West, a distance of 125.00 feet; thence North 2 degrees 48 minutes 45 seconds East along a line parallel to the east line thereof, a distance of 1.99 feet; thence South 87 degrees 11 minutes 15 seconds East along a line parallel to the north line thereof, a distance of 125.00 feet to the point of the beginning.

is hereby rezoned from District R-0.5 (Residential 0.5) to District DC (Downtown Core), all as shown outlined on a map marked Section 88-20A01014, which is attached hereto

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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 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 analysis from a Missouri licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system, manage the 10-year storm and 100-year storm per currently adopted APWA standards, the analysis shall be submitted, and the developer secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
2. That the developer dedicate additional right of way for E. 22nd Street as required by the adopted Major Street Plan and Chapter 88 so as to provide a minimum of 50 feet of right of way as measured from the centerline, and ensure that right of way dedication is adequate for any proposed road improvements as required by the Public Works Department adjacent to this project.
3. That the developer verify vertical and horizontal sight distance for the drive connection to E. 22nd Street and E. 23rd Street and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met.
4. That the developer integrate into the existing streetlight system any relocated existing streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
5. 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, identifying sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 4/8/09" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by

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this project. 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 and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

6. That the developer obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
7. That the owner/developer submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
8. That the developer submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
9. That the developer is responsible for removal of the existing mid-block crosswalk on 22nd Street located approximately 100 feet west of Kenwood Avenue.
10. That the developer is responsible for improving the existing intersection and traffic signals at 22nd Street and Holmes Street to meet ADA standards and Accessible Pedestrian Signals (APS) standards, as required by the Public Works Department, including pedestrian crosswalks and ADA curb ramps.
11. That no on-street parking shall be permitted along Kenwood Avenue.
12. That the project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2012. (IFC-2012: § 507.1)
13. That buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC-2012: § 507.5.1.1)

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.

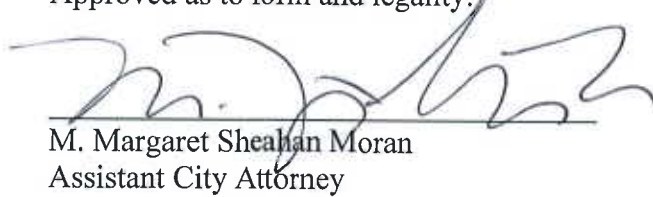
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Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning Ordinance have been given and had.

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



Authenticated as Passed


Sly James, Mayor


Marilyn Sanders, City Clerk

JUL 23 2015

Date Passed