

ORDINANCE NO. 180898

Rezoning a three-acre tract of land generally located at the northwest corner of E. 67th Street and Troost Avenue, from Districts B3-2/R-0.5 to District B4-1 (Heavy Business/ Commercial) and approving a development plan that allows for a three-story 140,000 square foot self-storage facility. (CD-CPC-2018-00108 and CD-CPC-2018-00107)

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 88-20A1173, rezoning an area of approximately three acres generally located at the northwest corner of E. 67th Street and Troost Avenue, from Districts B3-2 (Community Business (Dash 2)/R-0.5 (Residential 0.5) to District B4-1 (Heavy Business/ Commercial), said section to read as follows:

Section 88-20A1173. That an area legally described as:

All that part of Tract "A", Baptist Medical Center, Second Plat, a subdivision in Kansas City, Jackson County, Missouri, being more particularly described as follows: Commencing at the southeast corner of the Southeast Quarter of Section 5, Township 48 North, Range 33 West; thence North 86 degrees 43 minutes 43 seconds West, along the south line of said Southeast Quarter, a distance of 40.00 feet to the southeast corner of said Tract "A", as it now exists, said point also being the point of beginning; thence continuing North 86 degrees 43 minutes 43 seconds West, along the south line of said Tract "A", a distance of 270.49 feet; thence departing said south line, North 02 degrees 11 minutes 47 seconds East a distance of 345.61 feet; thence North 21 degrees 03 minutes 51 seconds West a distance of 110.17 feet; thence South 86 degrees 43 minutes 03 seconds East a distance of 315.40 feet to a point on the west right-of-way line of Troost Avenue, as it now exists; thence South 02 degrees 22 minutes 30 seconds West, along said west right-of-way line, a distance of 445.92 feet to the point of beginning, containing 122,829.20 square feet, or 2.82 acres, more or less.

is hereby rezoned from Districts B3-2 (Community Business (Dash 2)/R-0.5 (Residential 0.5) to District B4-1 (Heavy Business/ Commercial), all as shown outlined on a map marked Section 88-20A1173, 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.

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Section B. That a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. That one (1) collated, stapled and folded copy (and a CD containing a pdf file, a georeferenced monochromatic TIF file, and CAD/GIS compatible layer of the site plan boundary referenced to the Missouri State Plane coordinate system) of all submitted sheets, revised as noted, be submitted to Development Management staff (15th Floor, City Hall) prior to passage of this Ordinance showing:
 - a. Revise the site plan to provide adequate distance between the proposed access drive and Troost Avenue. This may require moving the access drive to the rear of the development rather than in front.
 - b. Provide a truck turning template that shows all proposed maneuvering from Troost Avenue and within the property.
 - c. Elevations of all fences including proposed gate materials and height.
 - d. Revised landscape plan to provide the required 10 foot setbacks and landscape buffer as required by the code.
 - e. Revised landscape plan to provide a column that shows the number of trees and shrubs required by the Zoning and Development Code and show how the plan meets those requirements.
 - f. Landscape plan shall be sealed by an architect registered in the State of Missouri as required by Chapter 88-425-12.
 - g. Revised landscape plan to provide additional evergreen plantings per staff approval to provide additional screening.
 - h. A signage plan as required by Chapter 88-445-10-A-1.
2. The developer shall continue to work with the City Planning and Development staff as it relates to the proposed access, building location, drive through canopy and architecture of the storage facility prior to passage of this Ordinance.
3. Prior to issuance of a final certificate of occupancy, all landscaping as shown on the approved landscape plan, including trees, plant material and structural elements, must be in place and healthy, as certified by a sealed letter submitted by a registered landscape architect licensed in the State of Missouri.

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4. The developer shall submit a street tree planting plan for proposed street trees to the Development Management Division prior to issuance of a building permit. The developer shall also secure the approval of the City Forester for street trees to be planted in the right of way prior to occupancy. This can be called out as part of the landscape plan.
5. The plan shall be corrected to relocate the access drive approaches farther away from Troost Avenue.
6. The developer shall 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 and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.
7. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
8. The developer shall 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.
9. The developer shall 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 11/5/2013" 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 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

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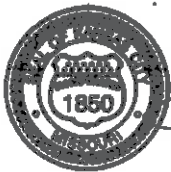
Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

10. The owner/developer shall 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.
11. The developer shall 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.
12. The developer shall ensure that all water and fire service lines should meet current standards.
13. The developer shall install a new fire hydrant in front of the property.
14. The developer shall ensure that the distance between fire hydrants should not exceed 300 feet.
15. The developer shall submit fire hydrant installation drawings to the water main extension desk at the Water Services Department.

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 and Development Code 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.



Authenticated as Passed


Sly James, Mayor


Marilyn Sanders, City Clerk

NOV 29, 2018

Date Passed


Secretary, City Plan Commission

Approved as to form and legality:


Sarah Baxter
Assistant City Attorney