

ORDINANCE NO. 180499

Rezoning an area of approximately 2.14 acres generally located on the south side of relocated 135th Street and on the east side of Missouri Highway 150 from District B3-2 to District B4-2, and approving an amendment to a previously approved development plan to allow for a self-storage warehouse (9691-P-30, 9691-P-31).

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 88-20A1152, rezoning an area of approximately 2.14 acres generally located on the south side of relocated 135th Street and on the east side of Missouri Highway 150 from District B3-2 (Community Business dash 2) to District B4-2 (Heavy Business/Commercial dash 2), said section to read as follows:

Section 88-20A1152. That an area legally described as:

Lot 5, State Line Station – Unit 2, a subdivision in Kansas City, Jackson County, Missouri.

is hereby rezoned from District B3-2 (Community Business dash 2) to District B4-2 (Heavy Business/Commercial dash 2), all as shown outlined on a map marked Section 88-20A1152, 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 a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. All conditions from Ordinance No. 031304 shall continue to apply.
2. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and the developer shall secure permits to construct any improvements as required by the Land Development Division prior to issuance of any building permit.
3. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any building permit.

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4. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
5. 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 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 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 of occupancy permits.
6. 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.
7. The developer shall grant a BMP Easement to the City as required by the Land Development Division, prior to issuance of any certificate of occupancy.
8. All exterior portions of the proposed building(s) shall have a Fire Department access road within 150 feet of the walls as measured by an approved route around the exterior of the building or facility. (*IFC-2012: § 503.1.1*)
9. All security gates which span across a Fire Department access road shall be approved. All electric security gate(s) which crosses a fire access road shall be equipped with a siren sensor device typically referred to as a "yelp gate" (*IFC-2012: § 503.6*)

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.

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I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

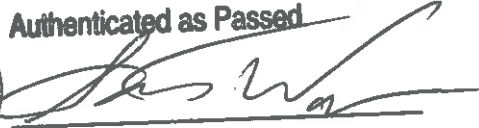

Secretary, City Plan Commission

Approved as to form and legality:


Sarah Baxter
Assistant City Attorney



Authenticated as Passed


Mayor James, Mayor


Marilyn Sanders, City Clerk

JUL 19 2018

Date Passed