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File #: 220566

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ORDINANCE NO. 220566

Approving a development plan which also acts as a preliminary plat in District R-1.5 on about 15 acres generally located north of Barry Road and east of N. Green Hills Road for the construction of 86 townhomes. (CD-CPC-2022-00075).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan which also acts as a preliminary plat in District R-1.5 (Residential 1.5) on about 15 acres generally located north of Barry and east of N. Green Hills Road, and more specifically described as follows:

All of Lot 1 and Lot 2, Cosada Villa, a subdivision of land in the Northeast Quarter of Section 8 Township 51 North, Range 33 West of the 5th Principal Meridian in Platte County, Kansas City, Missouri.

is hereby approved, subject to the following conditions:

1. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy.
3. A deviation to the lot and building standards to allow for the garage wall area of the duplex to exceed more than 40 percent of the front façade by 10.7 percent, for a total garage wall area of 50.7 percent.
4. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
5. All dumpsters and mechanical equipment shall comply with 88-425-08.

6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
7. 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.
8. 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.
9. The 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.
10. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Land Development Division.
11. The developer shall grant any BMP and/or surface drainage easements 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 cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
13. The developer shall submit a final stream buffer plan to Kansas City Water for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
14. The developer shall grant on City-approved forms, a stream buffer easement to the City, as required by Chapter 88 and Kansas City Water prior to issuance of any stream buffer permits.

15. The developer shall demonstrate that the fire flow requirements as set forth in Appendix B of the International Fire Code 2018 are met prior to building permit.
16. Fire hydrant distribution shall follow IFC-2018 Table C102.1. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site.
17. The developer shall construct all-weather surface Fire Department access roads which support a gross axle weight of 85,000 pounds prior to construction.
18. The developer shall pay money-in-lieu of parkland in the amount of \$66,275.22 for 86 residential units as noted on plans. Fee shall be paid prior to recording the plat or a certificate of occupancy, whichever occurs first.
19. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
20. The developer shall ensure that water and fire service lines should meet current Kansas City Water rules and regulations prior to a certificate of occupancy.
21. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.


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.



Authenticated as Passed

  
Quinton Lucas, Mayor


Marilyn Sanders, City Clerk

JUL 14 2022

Date Passed

  
Secretary, City Plan Commission

Approved as to form and legality:

  
Sarah Baxter  
Senior Associate City Attorney