



Legislation Text

File #: 251056

ORDINANCE NO. 251056

Approving a development plan on about 43 acres generally located at 9600 N.E. Reinking Road in District R-10 for construction of a religious assembly development. (CD-CPC-2025-00135).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan on about 43 acres generally located at 9600 N.E. Reinking Road and more specifically described as follows:

All that part of the East 1/2 of the Southwest 1/4 of Section 33, Township 52 North, Range 32 West, in Kansas City, Clay County, Missouri, more particularly described as follows: Commencing at the southeast corner of said 1/2-1/4 section; thence North 0° 23' 54" East, along the east line of said 1/2-1/4 section, 50.05 feet; thence North 89° 36' 06" West, 20.00 feet to the intersection of the north line of Northeast 96th Street and the west line of Northeast Reinking Road, as said street and road are now established, and the point of beginning of the tract of land to be herein described; thence westerly along the north line of said Northeast 96th Street, the following courses and distances. thence South 89° 44' 59" West, 599.06 feet; thence westerly, along a curve to the right, from the last described course as a tangent, having a radius of 1095.92 feet, and a central angle of 15° 24' 54", an arc distance of 295.80 feet; thence South 89° 44' 44" West, 56.24 feet; thence North 74° 47' 07" West, 330.00 feet; thence westerly, along a curve to the left, from the last described course as a tangent, having a radius of 989.93 feet, and a central angle of 2° 22' 53", an arc distance of 41.14 feet to a point on the west line of said 1/2-1/4 section, 165.06 feet north of the southwest corner thereof; thence North 0° 36' 26" East, along said west line, 1461.23 feet to the south line of the north thirty acres of said 1/2-1/4 section; thence South 88° 56' 17" East, along said south line, 1301.58 feet to a point on the west line of said Northeast Reinking Road; thence South 0° 23' 54" West, along said west line, 1569.12 feet to the point of beginning.

Less and except that part deeded to the City of Kansas City, Missouri by Quitclaim Deed recorded July 1, 2008 as Document No. 2008023182 in Book 6003, page 40.

Further except that part deeded to Kansas City, a Missouri municipality by Quitclaim Deed Tract 2 recorded June 28, 2010 as Document No. 2010021496 in Book 6435, page 157.

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, have been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. 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.
4. Prior to issuance of the certificate of occupancy for the building, 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.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
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. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
8. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height.
9. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
10. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).

11. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018 Table C102.1.
12. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
13. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC- 2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
14. Required Fire Department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
15. The developer shall provide fire lane signage on fire access drives.
16. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
17. Shoal Creek Parkway is classified as a parkway; therefore, any new developments, façade changes, or additions as listed in the applicability section of 88-232-01-A, shall comply with the parkway and boulevard standards of the Zoning and Development Code.
18. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy.
19. 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.
20. No water service tap permits will be issued until the public water main is released for taps.
21. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
22. The developer shall employ a Missouri professional engineer to design water main extension plans including all appurtenances such as fire hydrants extending to the northeast corner of the property along N. Reinking Road, as shown on the

plans, meeting the Kansas City Water rules and regulations for water main extensions. The water main extension shall be under contract (permitted) prior to a building permit issuance.

23. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department, 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 Kansas City Water Services Department prior to issuance of any certificate of occupancy.
24. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department 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.
25. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department 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.
26. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department, prior to issuance of any building permits.
27. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department 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.
28. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Kansas City Water Services Department, prior to issuance of any stream buffer permits.
29. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain. A "No Rise" certificate will also be required for the sanitary and water service lines within the floodplain area.
30. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts prior to building permit.

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 and development plan 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

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

DEC 18 2025

Date Passed

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter,
Senior Associate City Attorney