

COMMUNITY PROJECT/REZONING

Ordinance Number 210841

Ordinance Fact Sheet

Case No. CD-CPC-2021-00107

Title

A request to approve a preliminary plat for Zone 3 of Golden Plains Technology Park to create two (2) lots on about 374.89 acres generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW 128th Street. (CD-CPC-2021-00107)

Details

Location: generally located at the northwest corner of I-435 and US-169 with a northern boundary of NW 128th Street.

Reason for Legislation: Preliminary Plat requires City Council approval.

The Commission recommended that this application be approved with conditions.

1. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.

2. The developer shall submit a final stream buffer plan to the Land Development Division 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.

3. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.

4. The developer must 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 Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	1 st and 2 nd Districts (O'Neill, Hill, Loar, Fowler)
Applicants / Proponents	Applicant Kellee Madinger, Chris Mattix Rouse Frets White Goss Gentile Rhodes, P.C.
	City Department City Planning & Development
	Other
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	Reason Against
Board or Commission Recommendation	City Plan Commission (5-0) 9-7-2021 By Enders, Hill, Rojas, Sadowski, Beasley
	<input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken
	<input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass
	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold
	<input type="checkbox"/> Do not pass

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.

5. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.

6. 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, as amended, commonly known as the Development Regulations.

7. The developer must 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.

8. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

9. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.

10. The developer must [grant on City approved forms, a STREAM BUFFER Easement to the City] or [show and label the final stream buffer zones on the subdivision plat within a private open space tract], as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.

11. The owner/developer must submit plans for grading, siltation, and erosion control to 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.

12. The developer must obtain a floodplain

certificate from Development Services prior to beginning any construction activities with the floodplain.

13. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval 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 recording the plat.

14. The developer must provide an erosion hazard analysis for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders as required by Water Services.

15. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

16. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the Development plan in accordance with the Section 88-415 requirements.

17. The arterial improvements proposed on the development plans must be reviewed and accepted by the Transportation Development Committee and the Impact Fee District Committee before an application for impact fee credits will be accepted.

18. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.

19. 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 certificate of occupancy.

20. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.

21. If applicable, the developer must request the Land Development Division to initiate an ordinance to establish or re-establish the grade on existing streets that are being improved where existing grades change by more than 6 inches and the grades

have been previously established.

22. Extend North Outer Road of I435 to 128th Street, remove crossover at 124th Street, remove the remaining portions of 124th Street, and build a J-turn on US169 with the first phase construction.

23. Obtain all permits needed from MoDOT to provide access and build required improvements.

24. 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 Certificate of Occupancy.

25. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.

26. The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

27. 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)

28. Fire hydrant distribution shall follow IFC-2018 Table C102.1

29. Add a note to the site plan stating the developer will construct the 10' wide trail along Outer Road and the trail is to be maintained by the City.

30. The developer must submit water main extension drawings showing extension of a min. 16" water main from the existing 30" transmission main along NW Cookingham Dr. north along Robinhood Lane then east along 128th Street then south to connect to the existing 8" main along 169 Hwy. The plans shall be prepared by a registered professional Engineer in Missouri and submitted to the water main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.

(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)

31. The developer shall enter into a secured deferral agreement, to replace the current 8" water main, extending from I-435 outer road east then north along Hwy 169 to its terminus at the Vineyard Church, with a 16" transmission main, as required by KC Water, prior to releasing the final plat for recording.

32. Plat must show exclusive water main

easements corresponding to the approved public water main extension plans. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations. (<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)

See Staff Report for more information.

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<p>Policy or Program Change</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Operational Impact Assessment</p>	

Finances

<p>Cost & Revenue Projections – Including Indirect Costs</p>	
<p>Financial Impact</p>	
<p>Funding Source(s) and</p>	

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Appropriation Account Codes	

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Fact Sheet Prepared By:	Date: 9/9/2021		
Xue Wood Staff Planner			
Reviewed By:	Date: 9/9/2021	Initial Application Filed:	6/18/2021
Joe Rexwinkle, AICP Division Manager Development Management		City Plan Commission:	9/7/2021
		Revised Plans Filed:	8/31/2021
Reference Numbers:			
Case No. CD-CPC-2021-00104; CD-CPC-2021-00105; CD-CPC-2021-00106; CD-CPC-2021-00107; CD-CPC-2021-00108			