

ORDINANCE NO. 180385

Approving an amendment to a previously approved development plan (also serving as a preliminary plat) in District UR (Urban Redevelopment) on approximately 95 acres generally bounded by 22nd Street on the north, Bruce R. Watkins Drive and The Paseo on the east, 27th Street and about 100 feet south of 27th Street at Troost Avenue on the south and Troost Avenue and about 150 feet west of Troost Avenue at 27th Street on the west, relating to changing the configuration of approximately 4 acres in an area generally bounded by E. 22nd Street on the north, E. 23rd Street on the south, The Paseo on the east and Bruce R. Watkins Drive on the west, creating 31 residential lots. (12708-UR-5)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved development plan (also serving as a preliminary plat) in District UR (Urban Redevelopment) on approximately 95 acres generally bounded by 22nd Street on the north, Bruce R. Watkins Drive and The Paseo on the east, 27th Street and about 100 feet south of 27th Street at Troost Avenue on the south and Troost Avenue and about 150 feet west of Troost Avenue at 27th Street on the west, relating to changing the configuration of approximately 4 acres in an area generally bounded by E. 22nd Street on the north, E. 23rd Street on the south, The Paseo on the east and Bruce R. Watkins Drive on the west, and more specifically described as follows:

Commencing at the intersection of the centerline of 27th Street with the centerline of Troost Avenue, said point being the point of beginning of the herein described tract; thence north along the centerline of Troost Avenue to the centerline of 23rd Street; thence north along the centerline of relocated Troost Avenue to the centerline of 22nd Street; thence east along the centerline of 22nd Street to the to the centerline of The Paseo; thence southwesterly along the centerline of The Paseo to the centerline of the centerline of 23rd Street; thence west along the centerline of said 23rd Street to the centerline of Tracy Avenue, said point also being the centerline of the 23rd-24th Street connection; thence southwesterly along the centerline of said connection to the centerline of Bruce Watkins Drive; thence southeasterly along said Bruce Watkins Drive to the centerline of "The Paseo"; thence south along the centerline of "The Paseo" to the centerline of 25th Street; thence east along the centerline of 25th Street to the centerline of Bruce Watkins Drive; thence south along the centerline of Bruce Watkins Drive to the centerline of 27th Street; thence west along the centerline of 27th Street to the northerly prolongation of the east line of Lot 1, Block 9, Continuation of Beacon Hill, a subdivision in Kansas City, Jackson County, Missouri; thence south along said northerly prolongation and east line of said Lot 1, to the southeast corner of said Lot 1; thence west along the south line of said Lot 1 and westerly prolongation thereof, to the centerline of Troost Avenue; thence south along the centerline of Troost Avenue to a point 180 feet south of the centerline of

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27th Street; thence west along a line 180 feet south of and parallel to the centerline of 27th Street, a distance of 40 feet to a point on the east line of an unlabeled tract in Block 10, said Continuation of Beacon Hill, said point also being on the west right-of-way line of Troost Avenue; thence continuing west along a line 180 feet south of and parallel to the centerline of 27th Street, a distance of 150 feet, to a point on the east line of Lot 13, said Block 10; thence north, along the east line of Lots 13, 14, 15 and the northerly prolongation thereof, 180 feet to the centerline of 27th Street; thence east along the centerline of 27th Street, a distance of 190 feet to the point of beginning.

is hereby is hereby approved, subject to the following conditions:

- (1) As a condition of issuance of a building permit, prior to issuance of a final certificate of occupancy, all landscaping as shown on the approved 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.
- (2) 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.
- (3) The developer shall submit an update to the previously accepted macro drainage study for the overall development to address the development amendments along with a detailed micro storm drainage study, including a BMP level of service analysis, stormwater management mitigation, and proposed installation of permanent BMP's. All new projects within the UR boundary, whose stormwater discharge is tributary to stormwater facilities designed and constructed since the approval of the original Beacon Hill URD, which are substantially in compliance with the degree of imperviousness resulting from the land use as noted in the original Beacon Hill URD plan, shall provide stormwater management systems that are in conformance with the original stormwater design assumptions and criteria. New projects which increase impervious areas beyond the original Beacon Hill URD plan shall provide stormwater management facilities which meet the most current criteria adopted by the Land Development Division. The developer shall secure permits to construct any improvements as required by the Land Development Division prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
- (4) 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.
- (5) The developer shall design and construct all public and private interior streets/alleys to City standards, as required by the Land Development

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Division, including curb, gutter, storm sewers, streetlights, and sidewalks, with exceptions to the standards noted on the typical section details included with the approved development plan.

- (6) The developer shall 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, and the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
- (7) The developer shall petition for the vacation of right-of-way as shown on the development plan and relocate sewers as required by the Department of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.
- (8) 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.
- (9) The developer shall integrate into the existing streetlight system (and utility poles) any relocated existing streetlights (and utility poles) 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 (and utility poles) must comply with all adopted lighting standards (and utility companies).
- (10) 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 Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
- (11) The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage of any tracts.
- (12) The developer shall 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

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and include said document(s) within the public improvement applications submitted for permitting.

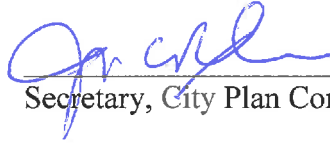
- (13) The owner/developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
- (14) The developer shall secure permits to reconstruct sidewalks, curbs and drive entrances (and associated streetscape) along the project frontage per the approved plan and where modifying the sidewalk at the drive modifications as required by the Land Development Division and meeting ADA requirements, prior to working in the right-of-way and prior to issuance of any site or building permits.
- (15) The owner/developer shall verify adequate capacity of the existing sewer system as required by the Land Development Division for the amended use of the property and address any inadequacies therein prior to issuance of connection authorization and/or issuance of any temporary certificate of occupancy (TCO).
- (16) The developer shall 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.
- (17) The developer shall provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, while continuing to ensure individual service is provided to all proposed lots as required by the Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.
- (18) The developer shall provide acceptable easements for any deep sewers where proposed fill is added or where the sewer will be further obstructed by surface improvements and that a structural analysis be provided to confirm adequate structural integrity for the proposed loading conditions of this plan, and secure permits and provide City approved executed and recorded easement prior to adding fill or constructing surface obstructions as required by the Land Development Division.
- (19) The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.

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A copy of said amended 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.



Secretary, City Plan Commission

Approved as to form and legality:



Sarah Baxter
Assistant City Attorney



Authenticated as Passed

[Handwritten signature]

Sty James, Mayor

[Handwritten signature]

Marilyn Sanders, City Clerk

MAY 24 2018

Date Passed