

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 250969

Approving a development plan on about 3.14 acres generally located at the northwest corner of E. Front Street and N. Century Avenue in District M3-5 to allow for approval of a development plan for a detention and correctional facility. (CD-CPC-2025-00157)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District M3-5 (Manufacturing 3) generally located at the northwest corner of E. Front Street and N. Century Avenue, and more specifically described as follows:

Tract 1, Commitment NCS-215219-KCTY {Tract "A", Survey Dated 6-25-76 (Doc. 1283, Pg. 1419 & 1423)}

Part of the Northwest Quarter of Section 30, Township 50 North, Range 32 West, and part of the West Half of fractional Section 19, Township 50 North, Range 32 West, in Kansas City, Jackson County, Missouri, described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of said Section 30; thence due North along the West Une of said Quarter Section, a distance of 1421.40 feet; thence South $89^{\circ}36'35''$ East a distance of 217.21 feet to the TRUE POINT OF BEGINNING of the tract of land to be herein described; thence South $89^{\circ}36'35''$ East a distance of 140.25 feet; thence North $18^{\circ}30'00''$ East a distance of 2342.53 feet; thence in a Northeasterly direction along a curve to the right having a radius of 2664.93 feet and tangent to the last described course, an arc distance of 781.40 feet; thence North $35^{\circ}18'00''$ East, tangent to the last described course, a distance of 714.75 feet to a point in the Southwesterly right-of-way line of Levee District No. 1, said right-of-way line being 87 feet southwesterly of and parallel with the centerline of said Levee; thence North $43^{\circ}50'30''$ West along said right-of-way line a distance of 482.92 feet to a point opposite and 87 feet Southwesterly of the centerline Station 299+15 of said Levee; thence South $69^{\circ}21'27''$ West along said right-of-way line a distance of 38.08 feet to a point opposite and 122 feet southwesterly of centerline Station 299+00 of said Levee; thence North $34^{\circ}44'55''$ West along said right-of-way line a distance of 86.62 feet; thence South $43^{\circ}44'00''$ West a distance of 825.01 feet; thence in a southwesterly direction along a curve to the left having a radius of 2167.01 feet and tangent to the last described course an arc distance of 1654.06 feet; thence due South along a line that is 275 feet East of and parallel with the West lines of Sections 19 and 30, a distance of 1137.39 feet; thence in a Southerly and Southwesterly direction along a curve to the right having a radius of 3944.83 feet and tangent to the last described course, an arc distance of 676.00 feet to the true point of beginning.

Tract 2, Commitment NCS-215219-KCTY {Tract "B", Survey Dated 6-25-76 (Doc. 1595, Pg. 471)}

An irregular shaped tract or parcel of land located in the Northwest Quarter of Section 30 and the Southwest Quarter of Section 19, all in Township 50 North,

Range 32 West, Kansas City, Jackson County, Missouri, being more particularly described as follows:

Beginning at a point in the Easterly right-of-way line of the CMSLP&P Railroad and the CRI&P Railroad with is 1223.80 feet South and 357.45 feet East of the NW corner of said Section 30, Township 50 North, Range 32 West; thence N 18°30' E, 2342.54 feet coincident with aforesaid railroad right-of-way line to a point-of—curve; thence in a northeasterly direction on a curve to the right, having a radius of 2664.93 feet and being tangent to the last described course, through a central angle of 16°48' for an arc distance of 781.40 feet to a point of tangency, thence N 35°18' E, 258.23 feet to a point and corner; thence S 43°51' E, 151.83 feet to a point and corner; thence due South 3026.33 feet to a point and corner; thence N 89°36'30" W, 1350.00 feet to the Point-of-Beginning.

is hereby approved, subject to the following conditions:

1. 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.
2. 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.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. 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.
5. Per 88-335, the detention center shall provide a minimum of 350 square feet per occupant at all times.
6. The property owner shall consolidate the subject property and the property to the south into one lot by deed prior to the final certificate of occupancy.
7. The applicant shall submit a photometric plan in compliance with Section 88-430 of the zoning and development code at the time of building permit, or the applicant shall receive approval of an alternative compliance lighting plan prior to the issuance of a building permit.
8. A request for an administrative adjustment pursuant to Section 88-420-09, requiring short-term bicycle parking, shall be included in the review and approval of this development plan.

9. The property owner shall provide 155' (feet) of sidewalk from the bus stop located on N. Century Avenue (south of E. Front Street) to the southwest corner of E. Front Street and N. Century Avenue.
10. The developer shall submit a preliminary plat sheet prior to the Neighborhood Planning and Development Committee meeting. The submitted preliminary plat sheet shall include a note stating that the installation of sidewalks by the City shall be deferred until final design of future Kansas City Water facilities.
11. The construction of public sidewalks along North Century Avenue by the City shall be deferred until final design of future Kansas City Water facilities..
12. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
13. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
14. 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)
15. 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.
16. 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).
17. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access. (IFC-2018 § 912.2.1).
18. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
19. 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)
20. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
21. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

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22. The developer shall provide fire lane signage on fire access drives.
23. The developer shall submit a lighting plan of outdoor lighting prior to obtaining building permit. According to the Illumination Engineering Society Standards (IES), a police facility should have an average maintained lighting level of 5 foot-candles (fc) in parking areas with an average to minimum ratio of 4:1; an average maintained fc level of 8fc at building entrances with an average to minimum ratio of 3:1 (G-1-22, Sec. 8.3); and an average maintained fc level of 2fc around the fencing with an average to minimum ratio of 6:1 10' inside fence/25" exterior of fence. (G-1-22, Sec. 8.2.4/8.2.5).
24. 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.
25. The developer shall work with the Levee District to determine if additional storm water requirements will need to be met prior to issuance of a building permit.
26. 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 Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.

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 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

NOV 13 2025

Date Passed

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney