

COMPARED VERSION
COMMITTEE SUBSTITUTE TO ORIGINAL ORDINANCE

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 251019

Rezoning an area of about 107 acres generally located on the southwest corner of Northwest 100th Street and North Platte Purchase Drive from Districts R-7.5, B3-3 and MPD to District MPD and approving a development plan that also serves as a preliminary plat to allow for a residential development. (CD-CPC-2025-00129)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1517, rezoning an area of about 107 acres generally located on the southwest corner of Northwest 100th Street and North Platte Purchase Drive from R-7.5 (Residential 7.5), B3-3 (Commercial B3-3) and MPD (Master Planned Development) to MPD (Master Planned Development), said section to read as follows:

Section 88-20A-1517. That an area legally described as:

A tract in the Southeast Quarter of Section 33, Township 52 North, Range 33 West, in Kansas City, Platte County, Missouri, being more particularly described as follows, surveyed and described on December 18, 2024, by John B. Young, PLS-2006016647:

Beginning at the Northeast corner of said Southeast Quarter; Thence South 00°44'40" West along the East line of said Southeast Quarter, 1902.96 feet; Thence North 88°28'57" West, 682.01 feet; Thence North 80°13'18" West, 345.68 feet; Thence North 30°22'23" West, 60.71 feet; Thence South 89°55'47" West, 1035.34 feet; Thence North 00°02'08" West, 28.05 feet; Thence North 45°02'08" West, 257.39 feet; Thence South 89°57'52" West, 368.59 feet to the West line of said Southeast Quarter; Thence North 00°31'18" East along said West line, 1553.96 feet to the Northwest corner of said Southeast Quarter; Thence North 89°45'19" East along the North line of said Southeast Quarter, 2649.79 feet to the Point of Beginning. Contains 4,691,261 square feet or 107.70 acres more or less.

is hereby rezoned from and R-7.5 (Residential 7.5), B3-3 (Commercial B3-3) as MPD (Master Planned Development) to MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1517, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan that also serves as a preliminary plat for the area legally described above 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, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
2. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to issuance of the building permit for each phase of development per the approved phasing plan. All photometric lighting plans, building elevations and materials, bicycle parking location, and landscape details will be reviewed with each MPD final plan.
3. All parking and driveway/attached garage configuration shall be reviewed in more detail at the time of MPD final plan.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The developer shall submit supporting documentation for the TIF funding plans for the public water mains to Water Services prior to submitting any public improvement applications or approval of any final plat, whichever occurs first.
6. Prior to submittal of a final plat for the initial phase of the development, the developer must submit a street name plan for the entire development and obtain approval from the Street Name Committee. Any subsequent amendments to the approved plan may, at the discretion of the Director of City Planning and Development, require submission and approval of a revised street name plan.
7. That, prior to recording of a final plat, the developer shall secure approval of an MPD final plan from the City Plan Commission for each private open space tract. This may be combined with any MPD final plans for residential buildings.
8. Prior to recording the final plat the developer shall upload and secure approval of a street tree planting plan from the City Forester.
9. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
10. Required Fire Department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
11. 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)

12. Multi-family residential developments greater than 100 dwelling units shall have at least two means of fire apparatus access (IFC-2018: § D106.1) if fully protected by an automatic fire sprinklers the project may have up to 200 dwelling units.
13. Developer shall provide fire lane signage on fire access drives.
14. 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).
15. 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)
16. 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
17. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
18. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1).
19. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
20. One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018: § D107.1)
21. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
22. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
23. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)
24. A lighting plan shall be submitted for review per city ordinance 88-430-06-A prior to approval of final plan. The Illumination Engineering Society (IES) minimum standards for a parking lot would be an average maintained foot-candle (fc) of 3fc

with an average to minimum ratio of 4:1 (G-1-22, Sec. 8.7). The front doorways should be receiving a minimum foot-candle of .8fc with an average to minimum ratio of 4:1 (G-1-22, Sec. 8.14).

25. The developer shall confirm addressing location/material on proposed structures by explaining/labeling it on plan elevations prior to approval of final plan.
26. The developer shall provide a final landscape plan to verify the maximum height of plantings in close proximity to lighting elements prior to approval of final MPD plan. The mature height of these planting shall not impact or lessen the foot-candles shown on the approved photometric plan.
27. Line Creek Parkway and N.W. 100th Street (future Tiffany Springs Parkway) are classified as intersecting parkways, creating a development node; 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 or obtain a variance from the Board of Zoning Adjustments prior to obtaining a building permit.
28. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.
29. The developer shall submit a letter to the Parks and Recreation Department from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a Parks and Recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed. 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 Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
30. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park, the developer shall obtain a parks and recreation permit for storage and restoration within a park or a parks and recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.

31. The developer shall submit plans to Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks and Recreation Department standards.
32. All residential dwelling units fronting along either Tiffany Springs Parkway and Line Creek Parkway shall provide a pedestrian access to the fronts of their buildings.
33. Trails located within Tract A shall be a minimum width of 7', constructed of concrete, and meet the construction standards of the Parks and Recreation Department.
34. The trail located within Tract A shall be constructed at the time of development for Phase 3. Connections to Line Creek Parkway and Platte Purchase Drive will be made at the time of construction of those streets.
35. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
36. 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 certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
37. 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.
38. The developer shall construct temporary off-site cul-de-sacs and grant a City approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
39. The developer shall dedicate additional right of way and provide easements for N.W. 100th Street, N. Platte Purchase Drive and Line Creek Parkway as required by the adopted Major Street Plan and/or Chapter 88 so as to provide a minimum of

75 feet, 50 feet and 75 feet of right of way respectively, as measured from the centerline along those areas being platted.

40. 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.
41. 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.
42. Proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from the Land Development Division for construction. Requests for on-street parking require review by Public Works staff during the plan review process.
43. 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.
44. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
45. The developer shall 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, streetlights, and sidewalks.
46. 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.
47. 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.
48. No water service tap permits will be issued until the public water main is released for taps.

49. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
50. 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.
51. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to KC Water for review and acceptance for the disturbed 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 KC Water.
52. 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 and include said document(s) within the public improvement applications submitted for permitting.
53. The developer shall submit plans for grading, siltation, and erosion control to KC Water 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.
54. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water 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 may be required.
55. 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 KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
56. The developer must grant a BMP and/or surface drainage easement to the City as required by KC Water prior to recording the plat or issuance of any building permits.
57. The developer shall submit covenants, conditions and restrictions to KC Water 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 recording the plat.

58. The developer shall submit a final stream buffer plan to KC 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.
59. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and KC Water prior to issuance of any stream buffer permits.
60. The developer shall provide covenants to maintain private storm sewer mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
61. The developer shall provide covenants to maintain private sanitary sewer mains acceptable to KC Water for any private sanitary sewer mains prior to the issuance of any building permits.
62. The developer shall provide covenants to maintain private water mains acceptable to KC Water for any private water mains prior to the issuance of any building permits.
63. Utilities will be required to be bonded or in place, or entered into a secured deferral agreement with Water Services prior to recording a Final Plat.
64. The developer shall secure permits to extend a public sanitary sewer to the southern project boundary prior to recording the first final plat or dedicate a 40-foot wide public sanitary sewer easement, extending from Line Creek Parkway to the southern boundary of the project, on the first final plat, and provide a letter signed by the president of MD Management LLC stating that MD Management LLC will secure permits to extend the public sanitary sewer through the easement when they develop the property to the south per the MPD plan approved by Committee Substitute for Ordinance No. 200596.
65. The applicant shall design and construct the following improvements per the Water Services Department rules and regulations to provide domestic water and fire protection for the project. The following public waterline extensions shall be designed and approved and entered into a contract (permit) for construction in conjunction with the lots shown in the MPD prior to platting:
 - a. 99th Street 12" public waterline from Line Creek Parkway to Marston to be installed in conjunction with Lots 2 or 3, whichever occurs first;

- b. Marston 8" public waterline from N.W. 99th to 100th Street to be installed in conjunction with Lots 2 or 3, whichever occurs first;
 - c. 100th Street 8" public waterline from Line Creek Parkway to Marston to be installed in conjunction with Lots 2 or 3, whichever occurs first;
 - d. 99th Street 12" public waterline from Marston to Platte Purchase to be installed in conjunction with Lot 1 or Lot 4, whichever occurs first; and
 - e. 100th street 8" public waterline, from Marston to Platte Purchase to be installed in conjunction with Lot 4.
66. The applicant shall enter into an unsecured deferral agreement with the Kansas City Water Services Department prior to platting for a 30" Platte Purchase public waterline and associated 30' exclusive water easement across the project frontage in conjunction with lots 1 or 4 whichever occurs first.
67. The applicant shall enter into an unsecured deferral agreement with the Kansas city Water Services Department prior to platting for a 12" Line Creek Parkway public waterline from 99th to 100th Streets in conjunction with lots 1 or 4, 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 C. That the following deviations be granted to the required standards in Chapter 88 the Zoning and Development Code:

- 1. Eliminating City maintained landscape buffers along Line Creek Parkway. 88-323-03-A(5).
- 2. Deviating from the Development Node standards to allow consistent setbacks with the adjacent Woodhaven MPD development for structures along Line Creek Parkway. 88-323-03-A(1).
- 3. Eliminating the requirement for a 30-foot city-maintained and 30-foot property owners' association landscape buffers along Tiffany Springs Parkway. 88-323-03-A(5).

- Section D. 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.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney