

ORDINANCE NO. 180391

Approving a development plan in District M1-5 (Manufacturing 1-5) on about 7.62 acres generally located north of W. 141st Terrace, Madison Avenue to the east and the Kansas City city limits to the west, to allow for the development of three buildings for use as a storage facility. (9216-P-17)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District M1-5 (Manufacturing 1-5) on about 7.62 acres generally located north of W. 141st Terrace, Madison Avenue to the east and the city limits to the west, and more specifically described as follows:

All of Lots 34 and 35, Bi-State Business Park, Second Plat, a subdivision in Kansas City, Jackson County, Missouri, together with all that part of an unplatted tract of land lying in the North Half of Section 30, Township 47 North, Range 33 West, more particularly described as follows:

Commencing at the Southwest corner of the North Half of Section 30, Township 47 North, Range 33 West; thence North 02 degrees 19 minutes 58 seconds West, along the West line of said North Half, a distance of 1319.29 feet to the Southwest corner of Lot 34, Bi-State Business Park, Second Plat, a subdivision in Kansas City, Jackson County, Missouri, the point of beginning; thence North 02 degrees 19 minutes 58 seconds West, continuing along said West line, and along the West line of said Lot 34 and its Northerly extension, a distance of 668.30 feet to the Southwest corner of Lot 4, State Line Station – Unit 3, a subdivision in Kansas City, Jackson County, Missouri; thence South 88 degrees 52 minutes 22 seconds East, departing said West lines, along the South line of said Lot 4, and along the South line of Madison Avenue right of way and along the South line of Lot 3, all of said State Line Station – Unit 3, a distance of 452.57 feet to a point on a non-tangent curve; thence in a southerly direction, departing said South line and along a curve to the left whose initial tangent bears South 01 degree 09 minutes 05 seconds East, having a radius of 1040.00 feet, through a central angle of South 02 degrees 13 minutes 08 seconds East, an arc distance of 20.90 feet to a point of tangency; thence South 02 degrees 47 minutes 40 seconds East a distance 361.13 feet; thence South 03 degrees 15 minutes 23 seconds East a distance 29.84 feet; thence South 02 degrees 19 minutes 58 seconds East a distance of 170.00 feet to a point on the South line of said Lot 35, said point also being a point of curvature; thence in a Southerly, Southwesterly and Westerly direction, along said South line and along a curve to the right, having a radius of 30.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 47.12 feet to a point of tangency; thence South 87 degrees 40 minutes 02 seconds West, along said South line and along the South line of said Lot 34, a distance of

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425.09 feet to the point of beginning, containing 332,037 Square Feet or 6.81 Acres, more or less.

is hereby approved, subject to the following conditions:

1. Fire Department access roads shall be provided before construction/demolition projects begin. (*IFC-2012: § 3310.1; NFPA 241-2009: § 7.5.5*)
2. The project must meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2012. (*IFC-2012: § 507.1*).
3. Security gates which cross a fire access road shall provide an approved means for emergency operations. A siren sensor (typically referred to as a “yelp gate”) shall be installed on all commercial electrically operated gates. (*IFC-2012 § 503.6*).
4. Fire hydrant(s) are required within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement, otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) if the building(s) is fully protected by an approved automatic fire sprinkler system(s). (*IFC-2012: § 507.5.1*).
5. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (*IFC-2012: § 3312.1; NFPA 241-2010: § 8.7.2*).
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.
7. The developer shall submit a detailed micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP’s, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site, and the developer shall construct any other improvements as required by the Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.

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8. 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.
9. 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.
10. 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, gutter, storm sewers, streetlights, and sidewalks.
11. 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.
12. 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.
13. 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.
14. The developer shall integrate into the existing streetlight system any relocated existing streetlights 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 must comply with all adopted lighting standards.
15. 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

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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.

16. 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.
17. 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.
18. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division 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.
19. 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.
20. The developer shall grant a BMP easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
21. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department for the maintenance of common elements, prior to recording the plat.

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 amendment hereinabove, all public notices and hearings required by the Zoning Ordinance have been given and had.


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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

  
Sly James, Mayor

  
Marilyn Sanders, City Clerk

MAY 24 2018

Date Passed