



File #: 240680

ORDINANCE NO. 240680

Approving a development plan in District B3-2 on about 24.7 acres generally located at Interstate 35 and N.E. Oak Ridge Drive to allow for outdoor and indoor sports and recreation. (CD-CPC-2024-000680)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-2 (Community Business (Dash 2)) generally located at Interstate 35 and N.E. Oak Ridge Drive, and more specifically described as follows:

Part of Lot 1, Timber Ridge Driving Range, as subdivision of land in Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the northwest corner of Lot 1, Timber Ridge Driving Range; thence South 0 degrees 09 minutes 46 seconds West 190.00 feet (South 0 degrees 02 minutes 13 seconds West-plat) along the west line of Lot 1, to the point of beginning of the tract of land hereinafter described: thence North 64 degrees 45 minutes 45 seconds East 273.70 feet; thence South 71 degrees 18 minutes 56 seconds East 570.50 feet to a point on the centerline of Eugene Field Street, said point being on the northwesterly right-of-way line of U.S. Interstate Highway No. 35; thence southwesterly 330.12 feet (being a 2939.79 foot radius curve to the left having a central angle of 6 degrees 26 minutes 02 seconds, an arc length of 330.12 feet and an initial tangent bearing of South 38 degrees 17 minutes 18 seconds West) along the northwesterly right-of-way line of U.S. Interstate Highway No. 35; thence South 31 degrees 51 minutes 16 seconds West 418.40 feet (South 31 degrees 51 minutes 14 seconds West-plat) along the northwesterly right-of-way line; thence South 51 degrees 30 minutes 30 seconds West 74.33 feet (South 51 degrees 22 minutes 57 seconds West-plat) along the northwesterly right-of-way line; South 31 degrees 51 minutes 16 seconds West 297.16 feet (South 31 degrees 51 minutes 14 seconds West-plat) along the northwesterly right-of-way line; thence North 56 degrees 03 minutes 32 seconds West 142.08 feet; thence North 18 degrees 37 minutes 38 seconds West 39.10 feet to a point in the centerline of an existing creek; thence North 17 degrees 42 minutes 02 seconds West 49.34 feet along the said centerline: thence North 26 degrees 18 minutes 46 seconds West 101.52 feet along the said centerline; thence North 8 degrees 54 minutes 06 seconds West 84.02 feet along the said centerline; thence

North 29 degrees 59 minutes 11 seconds West 100.34 feet along the said centerline; thence South 61 degrees 27 minutes 36 seconds West 129.77 feet along the said centerline; thence North 51 degrees 33 minutes 40 seconds West 89.19 feet along the said centerline to a point on the west line of Lot 1, Timber Ridge Driving Range; thence North 4 degrees 37 minutes 48 seconds East 59.25 feet (North 4 degrees 30 minutes 15 seconds East-plat) to a westerly corner of Lot 1, thence North 31 degrees 03 minutes 21 seconds East 522.99 feet (North 30 degrees 55 minutes 48 seconds East-plat) to a westerly corner of Lot 1, said point being South 0 degrees 09 minutes 46 seconds West 255.32 feet (South 0 degrees 02 minutes 13 seconds West 255.08 feet-plat) from the northeast corner of Lot 1; thence 0 degrees 09 minutes 46 seconds East 65.32 feet (North 0 degrees 02 minutes 13 seconds East-plat) along the west line of Lot 2 to the point of beginning, except that part in streets, roads, or highways.

is hereby approved, subject to the following conditions:

1. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
2. 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.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
4. 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.
5. The developer shall secure approval of a project plan from the City Plan Commission prior to the issuance of a building permit for phase II.
6. 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.

7. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
8. 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) and fire hydrant distribution shall follow IFC-2018 Table C102.1.
9. A required Fire Department access road shall be an all-weather surface. (IFC-2012: § 503.2.3) Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) 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) and fire lane signage shall be provided on all fire access drives.
10. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus (i.e., cul-de-sac, hammerhead Appendix D) (IFC-2018: §503.2.5) and the turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC2018: § 503.2.4).
11. The developer shall 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 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 the Land Development Division.
12. 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.
13. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) 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 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 Section 88-415 requirements.

15. The developer shall obtain a floodplain certificate from Development Services prior to beginning any construction activities within the floodplain.
16. Water and sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
17. No water service tap permits shall be issued until the public water main is released for taps.
18. The developer shall ensure that water and fire service lines shall meet current Water Services Department rules and regulations prior to the issuance of any certificate of occupancy.
19. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
20. Should public water main extension plans be required, then please submit plans signed and sealed by a Missouri PE through CompassKC for review, approval and contracting. Public water main plans shall follow the Kansas City Water rules and regulations for water main extensions.
21. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Kansas City Water Services Department showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Kansas City Water Services Department 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 the Kansas City Water Services Department.
22. 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.

23. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department 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.
24. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by Kansas City Water Services Department 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.
25. The developer shall secure permits to extend sanitary and storm water conveyance systems to serve 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.
26. The developer must grant any BMP and/or surface drainage easements to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
27. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain.
28. The developer shall 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 floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Kansas City Water Services Department.
29. The developer shall obtain approval and any necessary permits from the United States Army Corps of Engineers for proposed wetland fills or alteration of the vegetated stream buffers prior to issuance of any site disturbance, grading, or stream buffer permits or approval of the final plat whichever occurs first.
30. The developer shall provide hydraulic information for any changes to the floodway and floodplain.

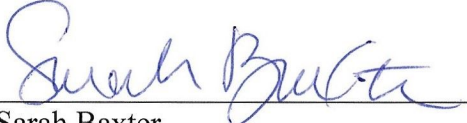
A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment 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:



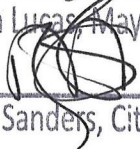
Sarah Baxter
Senior Associate City Attorney



Authenticated as Passed



Quinton Lucas, Mayor



Marilyn Sanders, City Clerk

 AUG 15 2024
Date Passed