



File #: 260601

ORDINANCE NO. 260601

Approving a development plan on about 10.75 acres generally located at 11530 N.W. Prairie View Road in District M1-2 to allow for warehousing, wholesaling, storage, and freight movement. (CD-CPC-2026-00064)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District M1-2 (Manufacturing 1) generally located at 11530 N.W. Prairie View Road and more specifically described as follows:

Lot 1, Platte Gardens, a subdivision in Kansas City, Platte County, Missouri; and
Lot 1, Thrifty Rent A Car, a subdivision in Kansas City, Platte County, Missouri.

is hereby approved, subject to the following conditions:

1. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation.
2. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.
3. 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.
4. 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.
5. 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.

6. The parking spaces along the southern property line (located 8 feet from the property line) shall only be used for short-term vehicle parking. No warehousing, wholesaling, storage and freight movement uses are allowed.
7. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
8. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft-6 in. clearance height. However, certain lanes will be smaller from the standard 20-foot minimum fire access width requirement, though the 13-foot-6-inch vertical clearance will be maintained, as identified on the site plan. (IFC-2018: § 503.2.1)
9. If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided. Electric gates shall require a siren sensor device typically referred to as a “yelp gate.” (IFC-2018 § 503.6)
10. After discussion with property owner, prior to obtaining final plan approval, the lighting plan at a minimum shall show a lighting increase in the area between Canopy 8, 9, 10, 17, 18, 26 and near the east side vehicle entry/exit points where the lighting levels are 0fc-.10fc. Development Management Division reviewer may satisfy this condition.

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



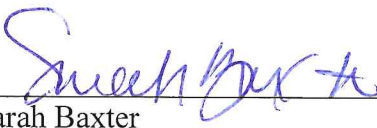
Marilyn Sanders, City Clerk

Date Passed

JUL 09 2026

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:



Sarah Baxter
Senior Associate City Attorney