

ORDINANCE NO. 180884

Approving an amendment to a previously approved development plan which also serves as a preliminary plat in District M2-3 on approximately 155 acres generally located west of N. Congress Avenue and north of N.W. 112th Street, to allow for up to 1.6 million square feet of existing and future development of office, warehousing, and limited retail space. (12590-P-9)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved development plan which also serves as a preliminary plat in District M2-3 (Manufacturing 2 dash 3), on approximately 155 acres generally located west of N. Congress Avenue and north of N.W. 112th Street, and more specifically described as follows:

The Southwest Quarter of Section 24, Township 52, Range 34, in Kansas City, Platte County, Missouri, except that part conveyed to Kansas City in Book 593, Page 446, as Document No. 52087 for road.

is hereby approved, subject to the following conditions:

1. The developer shall submit a Street Naming Plan to the Development Management Division as part of the next final plat. The street naming plan shall be approved prior to Mylar approval of the next final plat.
2. The developer shall submit a project plan to the City Plan Commission for approval, indicating building elevations (materials and color), landscaping, grading, detailed internal circulation, signage, lighting and a photometric study showing two lux at the property lines prior to issuance of building permit.
3. Prior to issuance of a final certificate of occupancy, all landscaping as shown on the approved landscape plan, including trees, plant material and structural elements, must be in place and healthy, as certified by a sealed letter submitted by a registered landscape architect licensed in the State of Missouri.
4. The developer shall submit a street tree planting plan to the Development Management Division prior to issuance of a building permit. The developer shall also secure the approval of the City Forester for street trees to be planted in the right-of-way prior to occupancy.
5. The developer shall enter into a Cooperative Agreement with the City whereby the developer agrees to make a payment of \$175,000.00 towards the cost of installation of a traffic signal at the intersection of N. Airworld Drive and N.W. 112th Street at the time Lot 1 is platted.
6. The developer shall cause the area to be platted and processed in

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accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.

7. The developer shall submit a new, or update a previously accepted macro storm drainage study from a Missouri-licensed civil engineer to the Land Development Division for the overall development in accordance with adopted standards to address development amendments or modified conveyance systems, along with providing a detailed micro study prior to final platting or issuance of a building permit (whichever occurs first), that is in general compliance with the macro and adopted standards, including a BMP level of service analysis, and securing permits to construct any improvements as required by the Land Development Division.
8. The developer shall dedicate additional right of way for N. Airworld Drive, as required by Chapter 88, so as to provide a minimum right-of-way radius of 50 feet for the cul-de-sac termination.
9. The developer shall dedicate additional right of way for N. Congress Avenue to match adjacent right-of-way widths provided with previous plats of Congress Corporate Center.
10. The developer shall dedicate additional right of way for N.W. 112th Street to match adjacent right-of-way widths provided with previous plats of Congress Corporate Center.
11. 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.
12. 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.
13. 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.
14. 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.
15. The developer shall submit verification of vertical and horizontal sight

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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.

16. 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.
17. 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.
18. 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 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.
19. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
20. 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.
21. 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.
22. The developer shall provide acceptable easements for any deep sewers

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where proposed fill is added or where the sewer will be further obstructed by surface improvements and that a structural analysis be provided to confirm adequate structural integrity for the proposed loading conditions of this plan, secure permits and provide the City approved executed and recorded easements prior to adding fill or constructing surface obstructions as required by the Land Development Division.

23. 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.
24. 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 building activities on the site, in accordance with Section 88-415 requirements.
25. The developer shall grant on City approved forms, a stream buffer easement to the City or show and label the final stream buffer zones on the subdivision plat within a private open space tract, as required by Chapter 88 and the Land Development Division, prior to issuance of any stream buffer permits.
26. The developer shall obtain a floodplain certificate from Development Services prior to beginning any construction activities within the floodplain.
27. 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 on any plat and plan, as required by the Land Development Division.
28. The developer shall extend water mains and provide easements as required by the Water Services Department.
29. The developer shall verify fire flow for the proposed development.
30. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2012: § 3310.1; NFPA 241-2009: § 7.5.5)
31. Buildings exceeding 62,000 square feet in area shall have at least two means of fire apparatus access (IFC-2012: § D104.2) and may go up to 120,000 square feet if all buildings are protected by an automatic fire sprinkler system (only exception). The preliminary development plan provides two fire apparatus access road as necessary to meet the intent of IFC-2012: § D104.2.

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32. 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-2012: § D104.3). The preliminary development plan provides two fire apparatus access road as necessary to meet the intent of IFC-2012: § D104.3.
33. The project must meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2012. (IFC-2012: § 507.1)
34. 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)

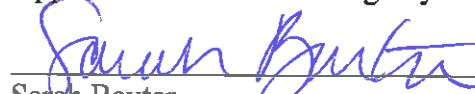
A copy of said development plan is on file in the office of the City Clerk under Document No. 001498, which is attached hereto and made a part hereof.

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.

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

NOV 29, 2018

Date Passed