



**KANSAS CITY  
MISSOURI**

City Planning and Development

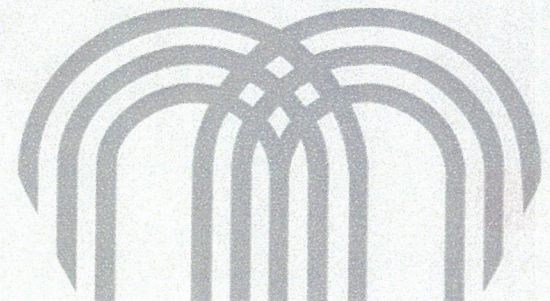
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# Ordinance No. 250136

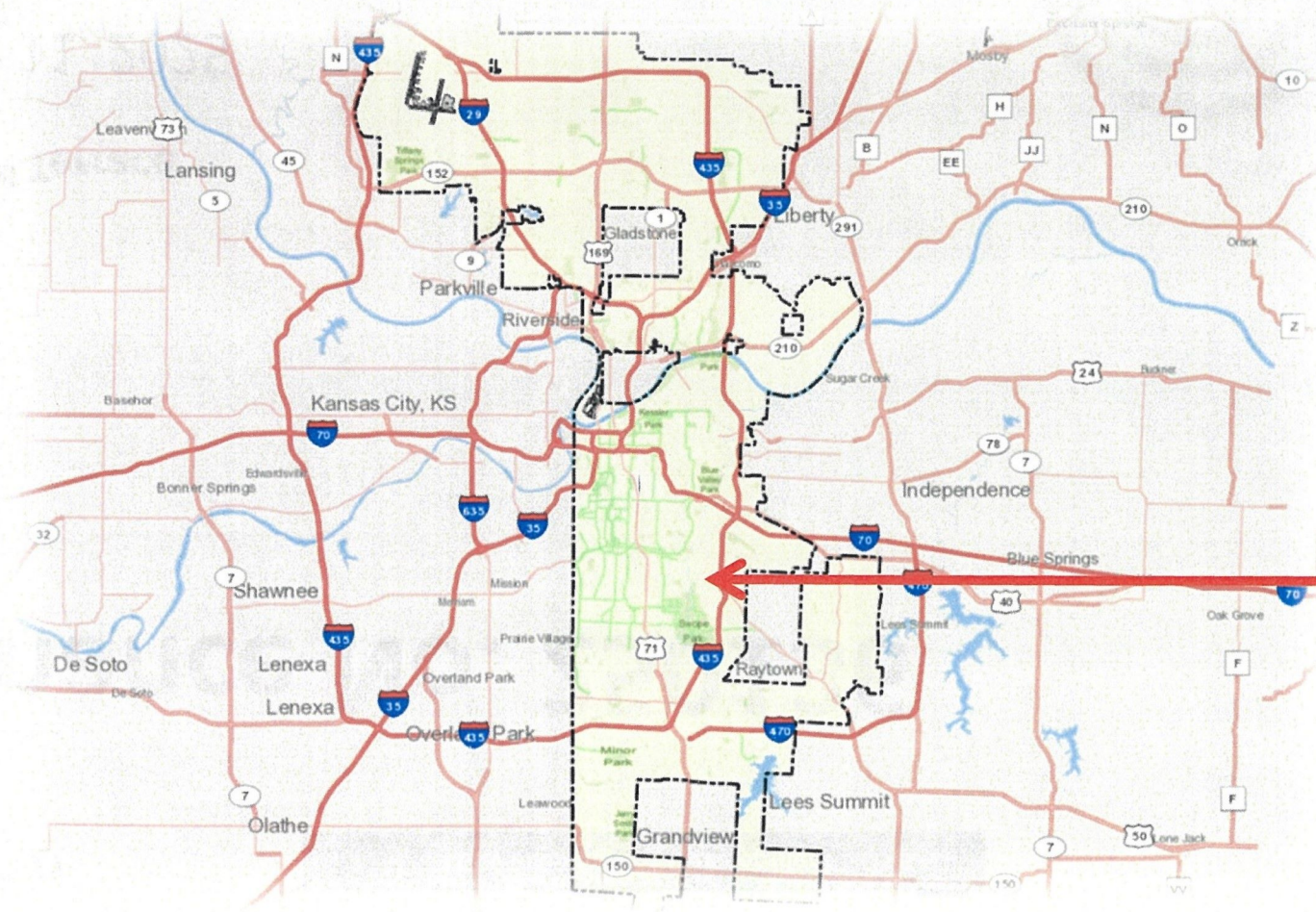
**5928 E. 52<sup>nd</sup> Terrace**

**February 11, 2025**

**Neighborhood Planning and Development**





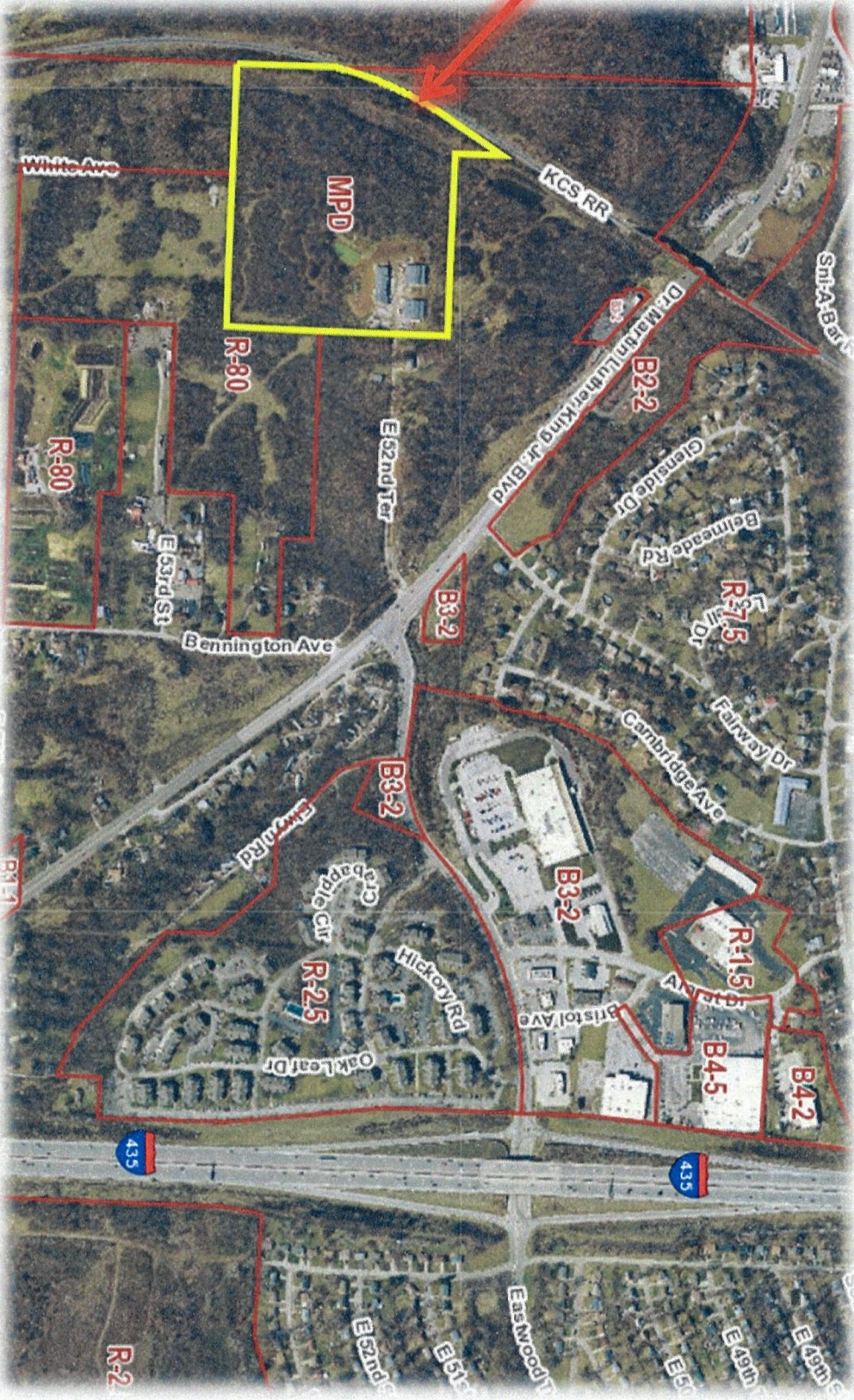


**Site**





Site







- On June 16th, 2021, a request to **rezone to MPD** (Master Planned Development) was approved by the City Council (Ordinance No. 210507)
- On September 7, 2021, an **MPD Final Plan** (Case No. CD-CPC-2021-00139) was approved by the City Plan Commission
- On August 11, 2022, Council approved a **preliminary plat** to allow for public improvements to begin along E. 52<sup>nd</sup> Terrace (Ordinance No. 220656)

## History





KANSAS CITY MISSOURI

City Planning and Development



Kansas City Legislation Text

File #: 220656

ORDINANCE NO. 220656

Approving a preliminary plat in District MPD (Master Planned Dev acres generally located at E. 52nd Terrace and Belmont Avenue. (CD-

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a preliminary plat in District MPD (Master P more specifically described as follows:

5926-28 E 52nd Ter prt W 1/2 NW 1/4 Sec 36 49 33 beg 1723 ft e of nw cor sd 1/2 1/4 th n 898.92 ft th w 785.05 ft th n to Grandview RR th swly alg sd r/w to a pt 180 ft e of w li sd 1/2 parl with sd w lito a pt 1723.92 ft s of n li sd 1/2 1/4 th e to beg.

is hereby approved, subject to the following conditions:

- 1. The developer shall provide a BMP easement and er facility is provide per APWA 5608 requirements prior to
2. The developer shall dedicate additional right-of-way ; required by Chapter 88 so as to provide a minimum of measured from the centerline.
3. The developer shall cause the area to be platted and pro Chapter 88, Code of Ordinances of the City of Kansas C.
4. The developer shall submit a macro storm drainage st phase, from a Missouri-licensed civil engineer to the La showing compliance with current adopted standards submission, including water quality BMP's, to the Lar

File #: 220656

- 5. 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, prior to issuance of any construction permits within said right-of-way, and the developer shall be responsible for all costs associated with subordination activities now and in the future.
6. East 52nd Terrace shall be improved to City standards as required by Chapter 88, to current standards, including curbs, gutters, sidewalks on one side of the street, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining required permits from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
7. 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
8. The developer shall enter into a deferral agreement for the street improvements to Belmont Avenue along the platted frontage as required by Chapter 88 prior to recording the final plat. The secured deferral agreement shall be for a period until further improvements occur on the property or the property directly to the north, or until street improvements occur on the opposite side of the street, whichever occurs first.
9. The developer shall construct a cul-de-sac and dedicate street right-of-way for the required cul-de-sac to the City as required by the Land Development Division, prior to recording the plat.
10. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
11. 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

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 (2021) acquisition rate of (\$48,801.37) per acre. 2021 park rate is utilized from plan approval of CD-CPC-2021-00018. Should the developer elect to provide private open space, said space shall be platted into private open space tracts and provide recreational amenities beneficial to residents. This requirement shall be satisfied prior to recording the final plat or a certificate of occupancy, whichever is applicable to the project.

- 16. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to certificate of occupancy.
17. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

A copy of said development plan is on file in the office of the City Clerk with this ordinance 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.



Authenticated as Passed

Quintyn [Signature] Mayor

Marilyn Sanders, City Clerk

AUG 1 3 2022 Date Passed

Secretary, City Plan Commission

Approved as to form and legality:

[Signature] Sarah Baxter Senior Associate City Attorney





File #: 220656

## Replace condition #8 with the following:

*"The City shall be responsible for half street improvements along the western frontage of Belmont Avenue from E. 52nd Terrace until Belmont Avenue terminates to the north, for a total of 306.08 feet, only if future development requires public improvements to serve any proposed development at the northern terminus of Belmont Avenue. **The City shall not be responsible for half street improvements for any properties in conjunction with the Halo Village Master Planned Development.** No improvements shall be required if Belmont Avenue is vacated pursuant to Chapter 88 of the Code of Ordinances."*

- 5. 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, prior to issuance of any construction permits within said right-of-way, and the developer shall be responsible for all costs associated with subordination activities now and in the future.
- 6. East 52nd Terrace shall be improved to City standards as required by Chapter 88, to current standards, including curbs, gutters, sidewalks on one side of the street, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining required permits from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
- 7. 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.
- 8. The developer shall enter into a deferral agreement for the street improvements to Belmont Avenue along the platted frontage as required by Chapter 88 prior to recording the final plat. The secured deferral agreement shall be for a period until further improvements occur on the property or the property directly to the north, or until street improvements occur on the opposite side of the street, whichever occurs first.
- 9. The developer shall construct a cul-de-sac and dedicate street right-of-way for the required cul-de-sac to the City as required by the Land Development Division, prior to recording the plat.
- 10. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
- 11. 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.





**KANSAS CITY  
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**Belmont  
Avenue**







Site





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Site





**Streetview from 2014**





## Improvements along E. 52<sup>nd</sup> Terrace



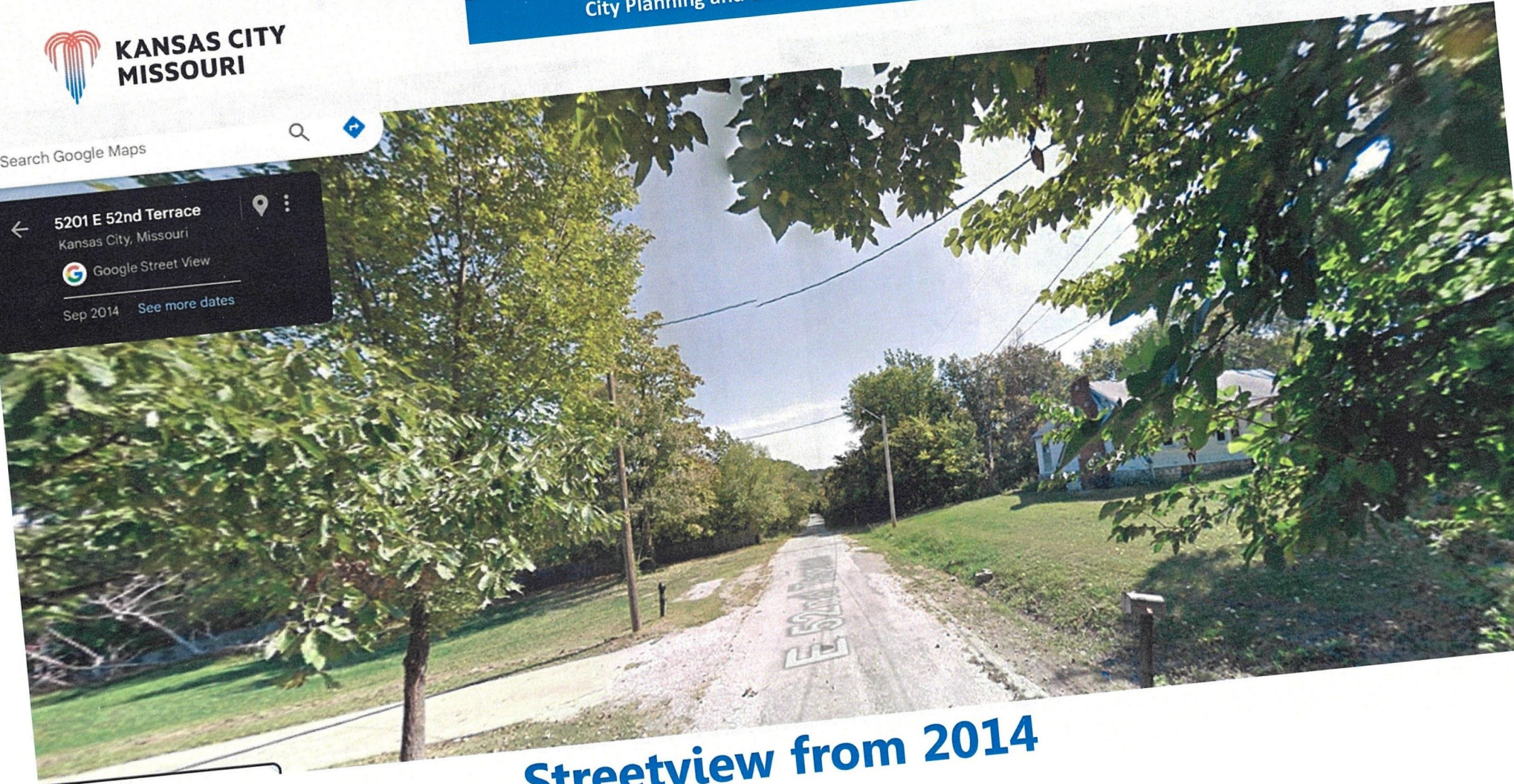
City Planning and Development



Search Google Maps



← 5201 E 52nd Terrace  
Kansas City, Missouri  
Google Street View  
Sep 2014 See more dates



Streetview from 2014





## Improvements along E. 52<sup>nd</sup> Terrace



