

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 200142

Approving an amendment to a previously approved development plan for a 14-story residential building, parking garage and ground-level retail space in District DX-15 on approximately a 0.24 acre tract of land generally located at the southwest corner of Walnut Street and E. 18th Street. (CD-CPC-2019-00124)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District DX-15 (Downtown Mixed Use) on approximately a 0.24 acre tract of land generally located at the southwest corner of Walnut Street and E. 18th Street, and more specifically described as follows:

McGees Add s 34.5 ft Lot 454 & all Lot 455 7 e 1/2 vac aly w of & adj Blk 34.

is hereby approved, subject to the following conditions:

1. The developer shall provide a letter, certified by a landscape architect licensed in the State of Missouri certifying that all landscaping required on the approved plan is installed and in healthy condition prior to a certificate of occupancy.
2. The developer shall obtain approval of a project plan from the City Plan Commission which details the proposed use of the right-of-way in service of the achieving the goal of activating the street. Submittal and approval of the plan, as well as construction of improvements proposed therein, is required prior to certificate of occupancy.
3. An operable fire hydrant shall be located with 100 feet of the building's Fire Department Connection (FDC). (IFC-2012: § 507.5.1.1)
4. The project shall meet high rise requirements to include a water supply source 1 from at least two (2) water mains located on different streets (IFC-2012: § 914.3.1.2)
5. The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2012. (IFC-2012: § 507.1)
6. 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.

7. The developer shall provide an acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, while continuing to ensure individual service is provided to all proposed lots as required by the Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.
8. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.
9. 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, that identifies 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.
10. 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.
11. 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.

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12. The developer shall provide an acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, while continuing to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.
13. 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.

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.

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  
MAR 05 2020

Date Passed

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter  
Assistant City Attorney