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**File #: 240344**

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### ORDINANCE NO. 240344

Approving a development plan on about 30 acres in District B3-2 generally located at N.E. Oak Ridge Drive and Interstate 35 to allow for outdoor sports and recreation uses. (CD-CPC-2024-00010)

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 N.E. Oak Ridge Drive and Interstate 35, and more specifically described as follows:

That part of the SW 1/4, Sec 29, the NE 1/4, Sec 32, the NW 1/4, Sec 33, T-51-N, R-32-W, & Lot 1, Timber Ridge Park Subdivision, Kansas City, Clay County, Missouri.

is hereby approved, subject to the following conditions:

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. 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.
4. 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 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 Council hereby grants an 11' setback deviation to 88-120-04 of the Zoning and Development Code to allow for a 9' setback for the proposed basketball building.
7. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and the developer shall secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy. The developer shall also complete interim mitigation through common engineering standards as determined by the Land Development Division.
8. 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.
9. The developer shall submit verification of vertical and horizontal sight 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.
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 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.
12. All required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3)
13. 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)
14. Required Fire Department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
15. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018:§ 503.2.4)

16. 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)
17. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
18. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
19. The developer shall submit public water main extension plans for the new fire hydrant (#29 on sheet C100 on N. Hardesty Drive) for review, acceptance and contracts (permits) prior to building permit approvals.

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.

*Ahanna Namolki*

FOR Diane Binckley, AICP  
Secretary, City Plan Commission

Approved as to form:

*Sarah Baxter*

Sarah Baxter  
Senior Associate City Attorney



Authenticated as Passed

*Quinton Lucas*  
Quinton Lucas, Mayor

*Marilyn Sanders*  
Marilyn Sanders, City Clerk

APR 11 2024

Date Passed