

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 180780

Approving a development plan in District M1-5 amending a previously approved development plan on approximately a 1.8 acre tract of land generally located at the southeast corner of E. 75th Street and Prospect Avenue to allow for the construction of a transit mobility hub. (8489-P-6)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District M1-5 (Manufacturing 1-5) amending a previously approved development plan on approximately a 1.8 acre tract of land generally located at the southeast corner of E. 75th Street and Prospect Avenue, and more specifically described as follows:

(PARCEL #1B):

All that part of the Northwest Quarter of Section 15, Township 48 North, Range 33 West, Kansas City, Jackson County, Missouri, described as follows: Commencing at the northwest corner of said Section 15; thence South 86 degrees 32 minutes 34 seconds East, along the north line of said Section 15, 40.01 feet, to the northerly prolongation of the east right-of-way line of prospect avenue; thence South 02 degrees 16 minutes 07 seconds West, along said northerly prolongation, 75.02 feet, to the south right-of-way line of e. 75th street and the point of beginning; thence South 86 degrees 32 minutes 34 seconds East, along said south right-of-way line, 262.49 feet, to the westerly line of an ingress egress easement, recorded as document 2006-E-0043457 in the Jackson County, Missouri Recorder of Deeds office; thence in a southeasterly direction along said westerly easement line, along a curve to the left, with an initial tangent bearing of South 02 degrees 23 minutes 45 seconds West, a radius of 110.00 feet and a central angle of 51 degrees 11 minutes 19 seconds an arc distance of 98.28 feet; thence in a southwesterly direction on a curve to the left, with an initial tangent bearing of North 85 degrees 44 minutes 22 seconds West, a radius of 155.00 feet and a central angle of 77 degrees 06 minutes 38 seconds an arc distance of 208.60 feet; thence South 15 degrees 34 minutes 10 seconds West, 258.56 feet; thence South 02 degrees 23 minutes 32 seconds West, 63.30 feet; thence North 87 degrees 36 minutes 36 seconds West, 88.48 feet, to the east right-of-way line of Prospect Avenue; thence North 02 degrees 16 minutes 07 seconds East, along said east right-of-way line, 521.05 feet, to the point of beginning, containing 81,196 square feet or 1.86 acres more or less.

is hereby approved, subject to the following conditions:

1. A project plan shall be submitted and approved by the City Plan Commission for future development phases at the intersection of 75th and Prospect.

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2. Ground mounted utilities shall be screened by either wall or landscaping (88-425-08).
3. Dumpster enclosure shall comply with 88-425-08.
4. All proposed signage shall conform to 88-445.
5. All landscaping as shown on the approved plan, including trees, plant material must be in place and healthy, as certified by a sealed letter submitted by a registered landscape architect licensed in the State of Missouri, prior to certificate of occupancy.
6. The developer shall submit a streetscape plan with street tree planting plan for approval and permitting by the Parks and Recreation Department prior to beginning work in the public right of way.
7. The developer shall cause the area to be subdivided in accordance with the minor subdivision process set forth in Chapter 88-535, Code of Ordinances of the City of Kansas City, Missouri.
8. The developer shall submit a new, or update 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 issuance of a building permit 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.
9. 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.
10. 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 when applicable, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
11. 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.

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12. The developer shall integrate into the existing streetlight system when applicable 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.
13. 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.
14. The developer shall grant a City approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
15. 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.
16. 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.
17. 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, prior to recording the plat or issuance of a building permit, whichever occurs first.
18. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts if applicable as required by the Land Development Division, prior to recording the plat.

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19. A cross access easement will be required from the adjacent property owner to access the site off of E. 75th Street using the private drive.
 20. The developer shall prepare a streetscape plan with street tree planting plan for approval and permitting by the Parks and Recreation Department prior to beginning work in the public right-of-way.
 21. The developer shall connect new water and fire service lines to the distribution main along E. 75th Street and should meet current 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.


Secretary, City Plan Commission

Approved as to form and legality:


Sarah Baxter
Assistant City Attorney



Authenticated as Passed


City James, Mayor


Marilyn Sanders, City Clerk

OCT 25 2018

Date Passed