



Legislation Text

File #: 250452

ORDINANCE NO. 250452

Approving a major amendment to a development plan on about 23 acres in Districts M1-5 and US generally located on the south side of Northeast Parvin Road, approximately 280 feet west of North Corrington Avenue, allowing for the expansion of an existing outdoor vehicle staging lot and limited use manufacturing. (CD-CPC-2025-00047)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in Districts M1-5 (Manufacturing) and US (Underground Space) generally located on the south side of Northeast Parvin Road, approximately 280 feet west of North Corrington Avenue, and more specifically described as follows:

Part of Tract A, of HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT, a subdivision of land located in the Southeast Quarter of Section 4 and Northeast Quarter of Section 9, Township 50 North, Range 32 West in the 5th Principal Meridian in Kansas City, Clay County, Missouri recorded March 17, 2020 as Instrument Number 2020008185 in Book I at Page 96.2 in the Office of Recorder of Deeds, Clay County, Missouri being bounded and described by or under the direct supervision of Jason S Roudebush, P.L.S. 2002014092, as follows: Commencing at the Southwest corner of Tract 3B, of HUNT MIDWEST COMMERCE CENTER DISTRICT III - FIRST PLAT, CERTIFICATE OF SURVEY, a Minor subdivision of land in said Kansas City recorded October 24, 2008 as Instrument Number 2008036690 in Book G at Page 170 in said Office of Recorder of Deeds, Clay County Missouri, also being the Northwest corner of Tract 3A of said HUNT MIDWEST COMMERCE CENTER DISTRICT III — FIRST PLAT, CERTIFICATE OF SURVEY, also being a point on the Easterly line of BENNINGTON CREST, a subdivision of land in said Kansas City recorded April 18, 1988 as Instrument Number G4427 in Book 23 at Page 60 in said Office of Recorder of Deeds, Clay County, Missouri; thence North 04°52'10" West, on said Easterly line, also being the Westerly line of said Tract 3B, a distance 316.42 feet to the Northwest corner of said Tract 3B, also being the Southwest corner of said Tract A; thence North 04°52'10" West on said Easterly line also being the Westerly line of said Tract A, a distance of 222.80 feet to the Point of Beginning of the tract of land to be herein described; thence continuing North 04°52'10" West on said Easterly line and said Westerly line, 9.55 feet;

thence North 35°18'36" East on said Easterly line and said Westerly line, 290.76 feet; thence North 17°38'51" East, on said Easterly line and said Westerly line, 178.87 feet to the Northwest corner of said Tract A, also being the Northeast corner of said BENNINGTON CREST, also being a point on the Existing Southerly right-of-way line of NE. Parvin Road, as now established; thence South 66°02'06" East, on said Existing Southerly right-of-way line, also being the Northerly line of said Tract A, a distance 191.80 feet to the Northeast corner of said Tract A, also be the Northwest corner of Lot 1, of said HUNT MIDWEST COMMERCE CENTER DISTRICT III — SECOND PLAT; thence South 23°57'54" West, on the Easterly line of said Tract A, also being the Westerly line of said Lot 1, a distance of 402.93 feet to the Southwest corner of said Lot 1, also being a point on the Northerly line of Lot 2, of said HUNT MIDWEST COMMERCE CENTER DISTRICT III — SECOND PLAT also being a point on a centerline 30.00 feet wide Sanitary Sewer Easement established by said HUNT MIDWEST COMMERCE CENTER DISTRICT III — SECOND PLAT; thence North 66°02'06" West, on said Easterly line and said Northerly line and said centerline, 44.00 feet to the Northwest corner of said Lot 2; thence leaving said Easterly line, North 66°02'06" West, on said centerline, 46.03 feet; thence South 87°04'20" West on said centerline, 151.00 feet to the Point of Beginning. Containing 80,720 square feet or 1.85 acres, more or less. All lying above the top of the Winterset Ledge of Limestone Rock. Also known as "Tract A-1" on Minor Subdivision Type 2 Lot Split recorded June 10, 2024 as Document No. 2024012548, in Book J, Page 45.2. TRACT 2: Lot 1 and Lot 3, HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri, according to the plat thereof recorded March 17, 2020 in Plat Book I, Page 96.2. All lying above the top of the Winterset Ledge of Limestone Rock.

is hereby approved, subject to the following conditions:

1. Prior to issuance of the certificate of occupancy for each lot within the plat 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.
2. 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.
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. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
6. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of submission.
7. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
8. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
9. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
10. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
11. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
12. 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)
13. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
14. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)
15. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

16. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of a certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
17. The developer has petitioned for the vacation of N. Winchester Avenue as shown on the development plan (Ordinance No. 241056). Developer must decommission street lighting and relocate sewers as required by the Departments of Public Works, Water Services, and Development Services prior to recording of the final plat.
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, 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.
19. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
20. 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.

21. 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.
22. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
23. The developer shall submit water main abandonment plans for abandoning approximately 700' of the existing 8" DIP water main and related fire hydrants in N. Winchester Avenue. The plans shall follow all Kansas City Water rules and regulations and shall be reviewed and contracted (permitted) prior to a building permit issuance or final plat recording.
24. The developer shall submit an updated storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department, 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 Kansas City Water Services Department prior to issuance of any certificate of occupancy.
25. 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. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department 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. The developer must grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to issuance of any building permits.
26. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department 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.
27. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department prior to issuance of any building permits.

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.

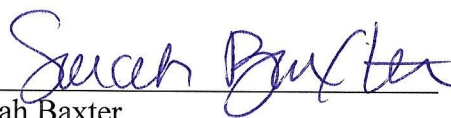
Section B. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.



Sara Copeland, FAICP
Secretary, City Plan Commission

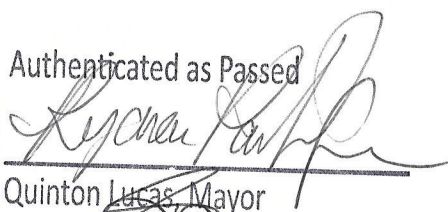
Approved as to form:



Sarah Baxter
Senior Associate City Attorney



Authenticated as Passed


Quinton Lucas, Mayor
Marilyn Sanders, City Clerk
JUN 12 2025

Date Passed