

COMPARED VERSION  
COMMITTEE SUBSTITUTE TO ORIGINAL ORDINANCE

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 250265

Rezoning an area of about 0.4 acres generally located at the northwest corner of West 47th Street and Belleview Avenue from Districts R-1.5 and B1-1 to District B2-2 and approving a development plan to allow for the expansion of an existing building to be used as an event venue. (CD-CPC-2025-00006 and CD-CPC-2025-00005).

WHEREAS, Section 88-517-09-D provides that if a use that would have required special use approval is approved on a development plan, no separate special use review will be required; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1474, rezoning an area of about 0.4 acres generally located at the northwest corner of West 47th Street and Belleview Avenue from Districts R-1.5 (Residential) and B1-1 (Commercial) to District B2-2 (Commercial), said section to read as follows:

Section 88-20A-1474. That an area legally described as:

Lots 25, 26, 27, 28 and 29, Block 14, Bunker Hill, a subdivision in Kansas City, Jackson County, Missouri, according to recorded plat thereof.

is hereby rezoned from Districts R-1.5 (Residential) and B1-1 (Commercial) to District B2-2 (Commercial), all as shown outlined on a map marked Section 88-20A-1474, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. 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.
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 screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. Prior to issuance of any certificate of occupancy, the developer shall provide a copy of an agreement for shared parking of at least 100 spaces at 4700 Belleview Avenue. This agreement must be recorded with the Jackson County Recorder of Deeds.
6. If any new lighting is proposed on the exterior of the building a lighting plan in accordance with the Zoning and Development Code must be submitted for review.
7. Building plans shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of submission.
8. The developer shall ensure the fire protection systems are sufficient for the use.
9. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
10. Prior to issuance of a certificate of occupancy the applicant shall provide a lighting study which shows at least an average maintained footcandle of 3 with an average to minimum ratio of 4:1, which would be the minimum Illumination Engineering Society (IES) standard for a parking lot. If the existing lighting is not adequate, additional lighting must be installed in order to comply with lighting standards.
11. 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.
12. 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.

13. 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
14. 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.
15. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
16. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department 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 disturbed area 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 Kansas City Water Services Department prior to issuance of any certificate of occupancy. If the total disturbed area for the project is less than 10,000 square feet, a storm drainage letter may be provided in lieu of the full drainage study.

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 C. 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.

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

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney