



# Kansas City

414 E. 12th Street  
Kansas City, MO  
64106

## Legislation Text

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**File #:** 251020

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### ORDINANCE NO. 251020

Approving a development plan to allow for a wastewater treatment facility to be operated by KC Water Services in District AG-R on about 72 acres generally located at 7801 N.W. 144th Street. (CD-CPC-2025-00083)

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District AG-R (Agricultural-Residential) generally located at 7801 N.W. 144th Street, and more specifically described as follows:

TRACT 1: A tract of land in the Northwest Quarter and the Southwest Quarter of Section 1, Township 52 North, Range 34 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 00°27'39" West, along the East line of said Northwest Quarter, 172.64 feet to the point of beginning of the tract of land to be herein described; thence continuing South 00°27'39" West along said East line, 16.70 feet; thence South 81°08'13" West, 240.00 feet; thence South 69°33'24" East, 252.00 feet to a point on said East line; thence South 00°27'39" West, along said East line, 2,263.13 feet to the Southeast corner of said Northwest Quarter; thence South 00°27'03" West, along the East line of the Southwest Quarter, 327.63 feet to the Southeast corner of the North ten (10) acres of the East Half of the Southwest Quarter; thence North 89°19'57" West, along the South line of said North ten (10) acres, 1,329.83 feet to the Southwest corner of said North ten (10) acres; thence North 00°32'30" East, along the West line of the East Half of the Southwest Quarter, 327.62 feet to the Southwest corner of the East Half of the Northwest Quarter; thence North 00°18'11" East, along the West line of said East Half, 2,002.34 feet to a point on the centerline of an existing gravel road, said centerline being the centerline of NW 144th Street, as established and exists; thence South 82°21'47" East, along said centerline, 537.79 feet; thence Easterly, continuing along said centerline along a curve to the left, being tangent to the last described course with a radius of 117.42 feet, a central angle of 37°45'05" and an arc distance of 77.37 feet; thence North 59°53'08" East, continuing along said centerline, 185.06 feet; thence Northeasterly, continuing along said centerline, along a curve to the left, being tangent to the last described course with a radius of 226.62 feet, a central angle of 19°21'51" and an arc distance of 76.59 feet; thence North 40°31'17" East, continuing along said centerline, 19°21'51", and an arc distance of 76.59 feet; thence North 40°31'17" East, continuing along said centerline, 282.48 feet; thence

Northeasterly, continuing along said centerline, along a curve to the right, being tangent to the last described course with a radius of 124.77 feet, a central angle of 39°22'41" and an arc distance of 85.75 feet; thence North 79°53'58" East, continuing along said centerline, 259.32 feet to the point of beginning, EXCEPT that part subject to road right of way and the rights of the public.

TRACT 2: All that part of the Northwest Quarter of Section 1, Township 52, Range 34, Kansas City, Platte County, Missouri, being described as follows: Beginning at a point 42.00 feet South of a concrete covered well located in the Southeast corner of the Roy C. Cox farms, said point being South 00°27'39" West, 189.39 feet South of the Northeast corner of said Northwest Quarter; thence continuing South 00°27'39" West, along the East line of said Northwest Quarter, 125.00 feet; thence North 69°33'24" West, 252.00 feet; thence North 81°08'13" East, 240.00 feet to the point of beginning.

is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.
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 all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
5. The developer shall complete a parcel combination with new legal description containing both parcels (either County\* or City). No temporary certificate of occupancy (TCO) or final certificate of occupancy (CO) and/or final inspection approval shall be issued prior to providing verifiable parcel combination. Submit documentation to City Planning and Development Department

\*If going through the County, please note it is not simply a tax parcel combination, it must be a real estate transaction executed by a title company.

6. Per the Aviation Department the developer shall provide considerations incorporated into the design to reduce or preclude the movement of wildlife into or across the approach or departure airspace of MCI. This includes methods to reduce the likelihood of the proposed facility attracting hazardous wildlife that would use artificial habitats near the airport for food, water or cover.
7. A detailed landscape plan in accordance with 88-425 shall be provided by the developer at the time of building plan review.
8. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
9. 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.
10. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
11. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri. (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).
12. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access. ( IFC-2018§ 912.2.1).
13. 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)
14. A required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
15. 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)
16. Required Fire Department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
17. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

18. 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)
19. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
20. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018:§ D104.1)
21. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)
22. If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided. (IFC-2018 § 503.6)
23. 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.
24. 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.
25. The developer shall show and label the preliminary size and location of the proposed potable public water main. The Kansas City Water Services Department project PM Shawn Cross indicated the preliminary plan is to serve the facility with either an 8" or 12" water main connected to the existing water transmission main in N. Winan Avenue near N.W. 136th Street and traverse generally east along and parallel to the proposed sewer line. The Kansas City Water Services Department staff shall plan to provide anticipated potable water demands to the Kansas City Water Services Department distribution staff to include in the water supply modeling for this area.
26. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.

27. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.

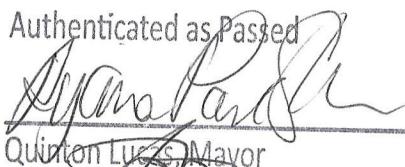
A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

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.

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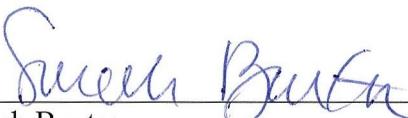
I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.



Authenticated as Passed  
  
Quinton Lucas, Mayor  
Marilyn Sanders, City Clerk  
DEC 11 2025  
Date Passed

  
Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

  
Sarah Baxter  
Senior Associate City Attorney