

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.

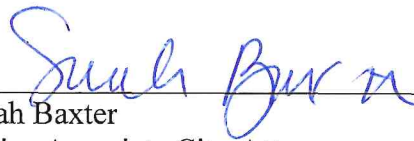
Section B. That the Council finds and declares that before taking any action on the proposed development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

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

JUL 02 2026
Date Passed



File #: 260531

ORDINANCE NO. 260531

Approving a development plan on about 19.70 acres generally located at 11611 Blue River Road in District R-80 to allow for two principal structures on one lot. (CD-CPC-2026-00042)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District R-80 (Residential) generally located at 11611 Blue River Road, and more specifically described as follows:

Sec-9 Twp-47 Rng-33--- Pt NE 1/4 daf: beg nw cor NE 1/4 th S 87 deg 53 min 52 sec E 808.58' to tru sec w 261.96' th 85 deg 10 min 53 sec W 130.05' th N 80 deg 25 min 54 sec W 98.42' th N 69 deg 02 mi min 39 sec E 50.75' th N 68 deg 53 min 09 sec W 483.38' th S 18 deg 17 min 31 sec E 1.47' th N 71 deg 02 deg 06 min 08 sec E 191.70' to tru pob.

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. 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 applicant shall revise and resubmit the site plan showing the greenhouse to be behind the existing houses prior to ordinance request.
4. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
5. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may

- be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
6. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
 7. The developer shall pay parkland dedication money in lieu in the amount of \$445.46 to pay before a certificate of occupancy is obtained.
 8. 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.
 9. 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.
 10. 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.
 11. 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.
 12. The existing water main along Blue River Road is only a 2" diameter main according to our GIS maps. It is likely the 8" DIP water main to the south will need to be extended north to provide adequate flow and pressure for the new fire and domestic demands. If after confirming existing flow and pressure vs. proposed demands a larger main is needed, then the developer shall submit water main extension plans prepared by a Missouri professional engineer for review and permitting through CompassKC. The plans shall be under contract (permit) prior to a building permit issuance or final plat recording, whichever occurs first.
 13. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department 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.