

ORDINANCE NO. 160490

Approving an amendment to a previously approved development plan in District UR (Urban Redevelopment District) on about 94 acres generally bounded by 22nd Street on the north, Bruce R. Watkins Drive and The Paseo on the east, 27th Street and about 100 feet south of 27th Street at Troost Avenue on the south and Troost Avenue and about 150 feet west of Troost Avenue at 27th Street on the west specifically to revise the plan on about 1.5 acres generally located east of Troost Avenue and north of E. 24th Street and south of Bruce R. Watkins Drive to allow for a hotel (with a commercial component) and further to add single family homes in lieu of townhomes in select locations. (12708-UR-3)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved development plan in District UR (Urban Redevelopment District), on approximately 94 acres generally bounded by 22nd Street on the north, Bruce R. Watkins Drive and The Paseo on the east, 27th Street and about 100 feet south of 27th Street at Troost Avenue on the south and Troost Avenue and about 150 feet west of Troost Avenue at 27th Street on the west, and more specifically described as follows:

Commencing at the intersection of the centerline of 27th Street with the centerline of Troost Avenue, said point being the point of beginning of the herein described tract; thence north along the centerline of Troost Avenue to the centerline of 23rd Street; thence north along the centerline of relocated Troost Avenue to the centerline of 22nd Street; thence east along the centerline of 22nd Street to the northerly prolongation of the east line of the west three and one half feet of Lot 21, Mount Prospect Addition, a subdivision in Kansas City, Jackson County, Missouri; thence south along the aforesaid northerly prolongation and east line of the west three and one half feet of said Lot 21 to the south line of Lot 25, said Mount Prospect Addition; thence west along the south line of said Lot 25, and the westerly prolongation of said south line to the centerline of Lydia Avenue; thence south along said centerline to the centerline of 23rd Street; thence west along the centerline of said 23rd Street to the centerline of Tracy Avenue, said point also being the centerline of the 23rd-24th Street connection; thence southwesterly along the centerline of said connection to the centerline of Bruce Watkins Drive; thence southeasterly along said Bruce Watkins Drive to the centerline of "The Paseo"; thence south along the centerline of "The Paseo" to the centerline of 25th Street; thence east along the centerline of 25th Street to the centerline of Bruce Watkins Drive; thence south along the centerline of Bruce Watkins Drive to the centerline of 27th Street; thence west along the centerline of 27th Street to the northerly prolongation of the east line of Lot 1, Block 9, Continuation of Beacon Hill, a subdivision in Kansas City, Jackson County, Missouri; thence south along said northerly prolongation and east line of said Lot 1,

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to the southeast corner of said Lot 1; thence west along the south line of said Lot 1 and westerly prolongation thereof, to the centerline of Troost Avenue; thence south along the centerline of Troost Avenue to a point 180 feet south of the centerline of 27th Street; thence west along a line 180 feet south of and parallel to the centerline of 27th Street, a distance of 40 feet to a point on the east line of an unlabeled tract in Block 10, said Continuation of Beacon Hill, said point also being on the west right-of-way line of Troost Avenue; thence continuing west along a line 180 feet south of and parallel to the centerline of 27th Street, a distance of 150 feet, to a point on the east line of Lot 13, said Block 10; thence north, along the east line of Lots 13, 14, 15 and the northerly prolongation thereof, 180 feet to the centerline of 27th Street; thence east along the centerline of 27th Street, a distance of 190 feet to the point of beginning.

is hereby approved, subject to the following conditions:

1. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
2. The developer must submit an update to the previously accepted macro drainage study for the overall development to address the development amendments along with a detailed micro storm drainage study, including a BMP level of service analysis, stormwater management mitigation, and proposed installation of permanent BMP's. All new projects within the UR boundary, whose stormwater discharge is tributary to stormwater facilities designed and constructed since the approval of the original Beacon Hill URD, which are substantially in compliance with the degree of imperviousness resulting from the land use as noted in the original Beacon Hill URD plan, shall provide stormwater management systems that are in conformance with the original stormwater design assumptions and criteria. New projects which increase impervious areas beyond the original Beacon Hill URD plan shall provide stormwater management facilities which meet the most current criteria adopted by the Land Development Division. The developer must secure permits to construct any improvements as required by the Land Development Division prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
3. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.

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4. The developer must integrate into the existing streetlight system (and utility poles) any relocated existing streetlights (and utility poles) 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 (and utility poles) must comply with all adopted lighting standards (and utility companies).
5. The owner/developer must 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.
6. The developer shall design and construct all public and private interior streets/alleys to City standards, as required by the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks, with exceptions to the standards noted on the typical section details included with the approved development plan.
7. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, and the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
8. 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, to identify sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 4/8/09" 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.
9. The developer must obtain the executed and recorded grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) 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.

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10. The developer must secure permits to extend 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.
11. The developer must grant on City approved forms, BMP Easements to the City, as required by Chapter 88 and the Land Development Division, prior to issuance of any building permits or bmp permits, whichever occurs first.
12. The developer shall secure permits to reconstruct sidewalks, curbs and drive entrances (and associated streetscape) along the project frontage per the approved plan and where modifying the sidewalk at the drive modifications as required by the Land Development Division and meeting ADA requirements, prior to working in the right-of-way and prior to issuance of any site or building permits.
13. The owner/developer shall verify adequate capacity of the existing sewer system as required by the Land Development Division for the amended use of the property and address any inadequacies therein prior to issuance of connection authorization and/or issuance of any temporary certificate of occupancy (TCO).
14. The developer shall comply with the National Historic Preservation Act, 16 U.S.C. Section 470, et seq., and the Secretary of Interior Standards, 36 C.F.R. Section 800, et seq., including, but not limited to, Section 106 review and comply with the Memorandum of Understanding executed regarding this area.
15. The developer shall extend water mains as required by the Water Services Department.
16. The developer shall provide fire protection as required by the Fire Department.
17. The developer shall submit a site plan to the Director of City Planning and Development for approval prior to the issuance of a building permit. The site plans shall include development plan information, property uses, setback distances, lighting, landscaping, signage (including elevations), and architectural characteristics. The landscaping plan shall identify adequate areas for planting of trees and shrubs within the parking lots.
18. The developer shall provide a running total of private open space per each plat.

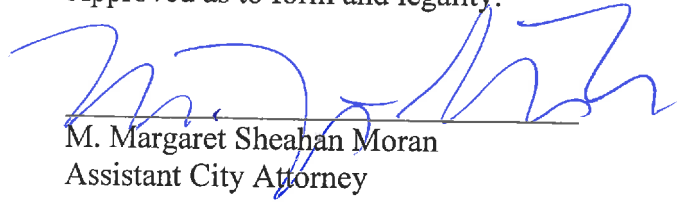
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Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

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


Secretary, City Plan Commission

Approved as to form and legality:


M. Margaret Sheahan Moran
Assistant City Attorney



Authenticated as Passed


Sly James, Mayor


Marilyn Sanders, City Clerk

JUL 14 2016

Date Passed