

COMMITTEE SUBSTITUTE ORDINANCE NO. 200729

Approving a Development Plan and Preliminary Plat for Project Fairway area of about 94.08 acres generally located at northeast corner of Botts Rd and Andrews Rd in District M1-5. (CD-CPC-2020-00125)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Legally Described as:

Parcel 1: PT SW 1/4 DAF: BEG SW COR SW 1/4 TH S 86 DEG 29 MIN 53 SEC E 841.77' TH N 03 MOL TH N 86 DEG 29 MIN 53 SEC W 159.08' TO TRU POB

Parcel 2: CENTERPOINT INTERMODAL CENTER, 2ND PLAT, LOT 2

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

1. The companion Final Plat application (Case No. CLD-FnPlat-2020-00025) shall be completed and recorded prior to the issuance of a Final Certificate of Occupancy..
2. The project shall comply with the required short-term and long-term bicycle parking requirements, or submit an Administrative Adjustment application for alternate compliance of the parking regulations per Section 88-420-16.
3. The applicant shall submit a supplemental companion application for review and approval by the applicable governing bodies for the proposed monument signs as currently shown, or modify the proposed signage to comply with the signage regulations.
4. Prior to issuance of a final certificate of occupancy, all landscaping as shown on the approved landscape plan, including trees, plant material and structural elements, must be in place and healthy, as certified by a sealed letter submitted by a registered landscape architect licensed in the State of Missouri.
5. Prior to issuance of a final certificate of occupancy, a sealed letter by a licensed engineer shall be submitted, stating that photometrics on the site comply with the approved photometric plan.
6. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
7. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
8. 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, as amended,

commonly known as the Development Regulations.

9. The developer must integrate into the existing street light system any relocated existing street lights 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 must comply with all adopted lighting standards.
10. The developer must dedicate additional right of way for Botts Road as required by the adopted Major Street Plan so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval.
11. 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.
12. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
13. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
14. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
15. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
16. The developer must secure permits to extend public 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.
17. 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.

COMMITTEE SUBSTITUTE ORDINANCE NO. 200729

18. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
19. The developer shall ensure that water and fire service lines will meet current Water Services Department Rules and Regulations.
20. The developer shall submit an analysis by a registered Professional Engineer in Missouri to verify adequate capacity of the existing water mains and verify fire flow capacity prior to the issuance of new water service permits. Depending on adequacy of the existing water mains systems, making other improvements may be required. (8"bottleneck under highway).
21. If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided. (IFC-2018 § 503.6)
22. The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
23. Fire hydrant distribution shall follow IFC-2018 Table C102.1
24. 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)
25. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
26. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
27. The developer shall signalize the intersection of Botts Road & 149th Street prior to certificate of occupancy.
28. The developer shall make the following improvements at the intersection of Botts Road & 149th Street:
 - a. Construct dual southbound left turn lanes 300 feet long plus taper, prior to certificate of occupancy.
 - b. Construct a northbound left turn lane 150 feet long plus taper, prior to certificate of occupancy.
 - c. Construct a westbound through/left lane along with a westbound right turn lane 180 feet long plus taper, prior to certificate of occupancy.

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 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.

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney