

An ordinance to approve a development plan in zoning district B4-2 (Heavy Business - 2), generally located on the west side of Noland Rd between E. 49th Street to the south and Hwy 40 to the north to allow for the construction of a self-storage facility. (Case No. CD-CPC-2019-00033).

and more specifically described as follows:

TRACT 1:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 49, RANGE 32, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 87 DEGREES 05 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 700.00 FEET; THENCE NORTH 02 DEGREES 54 MINUTES 45 SECONDS EAST A DISTANCE OF 246.96 FEET;

THENCE SOUTH 87 DEGREES 05 MINUTES 15 SECONDS EAST 673.95 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NOLAND ROAD, SAID POINT ALSO BEING A POINT OF CURVE; THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 08 DEGREES 14 MINUTES 21 SECONDS EAST AND A RADIUS OF 984.93 FEET, AN ARC DISTANCE OF 98.93 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 02 DEGREES 06 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 151.03 FEET TO THE POINT OF BEGINNING. ALL BEARINGS ARE BASED ON A REFERENCE BEARING ALONG THE EAST LINE OF THE SOUTHWEST QUARTER HAVING A BEARING OF NORTH 02 DEGREES 06 MINUTES 23 SECONDS EAST, AS SHOWN ON THE RECORDED PLAT OF COTTAGES OF KANSAS CITY EAST LP., A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 2:

ALL OF THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 49, RANGE 32, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING SOUTHWESTERLY OF NOLAND ROAD.

A legal notice of this matter was published on April 22, 2019, as required by law, and a public hearing was held by the City Plan Commission on May 07, 2019, in the Council Chambers on the 26th Floor of City Hall. The Commission recommended that this application be approved subject to the following conditions:

Conditions per Development Management Division (Justin Peterson, justin.peterson@kcmo.org)

1. All proposed signage shall comply with the standards of 88-445.
2. Fencing abutting public right-of-way shall be of a wrought iron material/design.
3. No barbed wire shall be permitted.
4. The applicant shall remain in compliance with the Self-Storage Warehouse standards of 88-369 at all times.

Conditions per Land Development Division (Lucas Kaspar, lucas.kaspar@kcmo.org)

5. 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.
6. 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.
7. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said documents(s) within the public improvement applications submitted for permitting.
8. 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.
9. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of serve analysis prior to

approval and issuance of any building permits, and that the developer secure permits to construct any improvements a required by the Land Development Division prior to issuance of any certificate of occupancy.

10. The developer must secure permits to extend public sanitary and storm water conveyance system 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 owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acres or more prior to beginning and construction activities.
12. 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.
13. The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

Conditions per Parks and Recreation (Jimmi Lossing, Jimmy.Lossing@kcmo.org)

14. 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 of Noland Rd.

Conditions per Kansas City Fire Department (John Hastings, john.hastings@kcmo.org)

15. Fire hydrant(s) are required 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-2012: 507.5.1)
16. Gates which cross a fire access road shall have a means of emergency operation. Electric gates will require a siren sensor type switch typically referred to as a "Yelp Gate". (IFC-2012 503.6)
17. The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2012. (IFC-2012: 507.1)
18. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2012: 3310.1; NFPA 241-2009: 7.5.5)
19. Fire hydrants shall be installed and operable prior to the arrival of any combustable building materials onto the site. (IFC-2012: 3312.1; NFPA 241-2010: 8.7.2)

Conditions per Water Services (Nimesha Senanayake, Nimesha.Senanayake@kcmo.org)

20. Domestic water and fire service lines must be brought into compliance with current KCMO Rules and Regulations for water service lines.

Conditions per Water Services (Robert Davis, Robert.Davis@kcmo.org)

21. The developer shall submit a storm drainage analysis, from a Missouri-licensed civil in accordance with the latest adopted version of APWA 5600 standards to ensure no increase in the 10% or 1% rates or volumes, including a BMP level of service analysis per the latest adopted version of the MARC BMP Manual and the developer shall construct any improvements as required.

The staff recommended approval.

The application was made by Jayson Cruse with StorKC, located at 709 Allendale Lake Rd. Greenwood, MO 64034.

The project area is shown on the attached map marked Exhibit "A".