

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 220303

Approving a development plan in District B4-1 on an approximately 3.8 acre tract of land generally located at 6301 James A. Reed Road to allow for a self-storage facility.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B4-1 (Heavy Business/Commercial) on an approximately 3.8 acre tract of land generally located 6301 James A. Reed Road, and more specifically described as follows:

6301 James A Reed Road, American Family Insurance Tract A, a subdivision of record in Kansas City, Jackson County, Missouri.

is hereby approved, subject to the following conditions:

1. The developer shall provide a fire sprinkler system as required by the Code of Ordinances.
2. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted APWA standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and the developer shall secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy.
3. The developer shall pay impact fees as required by Chapter 39 of the Code of Ordinances.
4. The developer shall 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 document(s) within the public improvement applications submitted for permitting.
5. The developer shall 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 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 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.
8. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy.
9. The developer shall comply with the fire flow requirements as set forth in Appendix B of the International Fire Code 2018.
10. The developer shall be responsible for ensuring availability of an operable fire hydrant within 100 feet of a Fire Department connection on any building equipped with a fire standpipe system.
11. The developer shall install fire hydrants and said hydrants shall be operable prior to the arrival of any combustible materials onsite. Fire hydrant distribution shall follow IFC-2018, Table C102.1.
12. The developer shall provide a means for emergency operation, as approved by the Fire Department, if a security gate spans across a fire access road.
13. The developer shall install street trees at a rate of 1 per 30 linear feet of street frontage and installed per planting and species specifications as required by the Parks and Recreation Department.
14. The developer shall record a fifteen-foot water easement prior to issuance of a 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 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.

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form and legality:



Sarah Baxter
Assistant City Attorney



Authenticated as Passed



Quinton Lucas, Mayor

Marilyn Sanders, City Clerk
APR 14 2022

Date Passed