File #: 240432

ORDINANCE NO. 240432

Rezoning an area of about 30.26 acres generally located at E. 87th Street and Interstate 435 from District UR to District UR and approving a development plan to allow for manufacturing uses. (CD-CPC-2024-00025).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1433, rezoning an area of about 30.26 acres generally located at E. 87th Street and Interstate 435 from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), and approving a development plan to allow for manufacturing uses, said section to read as follows:

Section 88-20A-1433. That an area legally described as:

> Foley Equipment 1st Plat, a Replat of Lot 1, Dean Machinery First Plat and a portion of the West One-Half of the Southeast Quarter of Section 23, Township 48, Range 33 West, City of Kansas City, Jackson County, Missouri.

is hereby rezoned from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1433, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

1. The developer shall secure approval of a UR final plan from Development Management Division staff prior to building permit.

2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.

3. 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.

4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.

5. 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.

6. That Ordinance No. 220871, including all conditions provided therein, shall remain in full force and effect.

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 C. That the Council finds and declares that before taking any action on the proposed amendment and 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.

SEAL OF KANSAS CITY 1850 MISSOURI

Authenticated as Passed

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

MAY 02 2024

Date Passed

Diane Binckley, AICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney