File #: 260661

ORDINANCE NO. 260661

Approving a major amendment to a previously approved UR Plan on about 13.64 acres in District UR generally located at the southwest corner of East Linwood Boulevard and Gillham Plaza to allow outdoor storage of 25 trucks and installation of a 10-foot fence. (CD-CPC-2026-00069)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District UR (Urban Redevelopment) generally located at the southwest corner of East Linwood Boulevard and Gillham Plaza, and more specifically described as follows:

> Lot 2, Midtown Market Place, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, recorded as Document No. 2000K0047814 in the office of the Jackson County recorder of deeds at Kansas City, Missouri

is hereby approved, subject to the following conditions:

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

2. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.

3. 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.

4. Prior to issuance of the certificate of occupancy for each lot within the plat 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.

5. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.

6. The developer shall secure approval of a UR final plan from the City Planning and Development Department, Development Management Division staff, prior to any building permit.

7. Outdoor storage is only allowed in the designated area as shown on the site plan. Any expansion of the use will need to comply with 88-516-06.

8. The ADA path shall have a painted crosswalk shown on the UR final plan and placed on site for areas where there are pedestrian and vehicular interaction.

9. Any future facade changes shall comply with the boulevard and parkway standards or receive approval of a variance prior to the issuance of any permits.

10. All required Fire Department access roads shall be an all-weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)

11. The developer shall provide Fire Department access roads before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

12. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

13. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

14. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft-6 in. clearance height. Check with Streets & Traffic (KCMO Public Works Department) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)

15. Linwood Boulevard and Gillham Plaza are both classified as boulevards; therefore, any new developments, façade changes, or additions as listed in the applicability section of 88-232-01-A, shall comply with the parkway and boulevard standards or be granted a variance from the Board of Zoning Adjustments prior to obtaining a building permit.

16. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

17. 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, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" 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.

18. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.

Section B. That the development plan described above is hereby approved with the following deviations from Chapter 88, Code of Ordinances:

1. A deviation to 88-323-02-D.2, to allow for a 10-foot-tall decorative fence around the outdoor storage area.

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 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.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

SEAL OF KANSAS CITY INCORPORATED 1850 MISSOURI

Authenticated as Passed

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

AUG 06 2026

Date Passed