



Legislation Details (With Text)

**File #:** 230338      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Passed  
**File created:** 4/10/2023      **In control:** Council  
**On agenda:** 4/20/2023      **Final action:** 4/20/2023  
**Title:** Sponsor: Director of City Planning and Development Department

Approving a development plan in Districts M1-5 (Manufacturing) and US (Underground Space) on about 17 acres generally located at N.E. Parvin Road and N. Corrington Avenue to allow for limited manufacturing and outdoor warehousing, wholesaling, storage and freight movement. CD-CPC-2023-00023

**Sponsors:** Director of City Planning & Development, City Plan Commission

**Indexes:**

**Code sections:**

**Attachments:** 1. Docket Memo, 2. 09\_CD-CPC-2023-00023\_MidwayFordNCorrington\_4\_4\_2023, 3. CPC Approved Plan (04-04-2023), 4. CPC Disposition Letter (04-04-2023), 5. CD-CPC-2023-00023 PPT, 6. Authenticated Ordinances 230338

Date	Ver.	Action By	Action	Result
4/20/2023	1	Council	Passed	Pass
4/19/2023	1	Neighborhood Planning and Development Committee		
4/13/2023	1	Council	referred	

ORDINANCE NO. 230338

Sponsor: Director of City Planning and Development Department

Approving a development plan in Districts M1-5 (Manufacturing) and US (Underground Space) on about 17 acres generally located at N.E. Parvin Road and N. Corrington Avenue to allow for limited manufacturing and outdoor warehousing, wholesaling, storage and freight movement. CD-CPC-2023-00023

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in Districts M1-5 (Manufacturing) and US (Underground Space) on about 17 acres generally located at N.E. Parvin Road and N. Corrington Avenue, and more specifically described as follows:

Hunt Midwest Commerce Center District III Tr 3B (G-170) a/k/a pt Lt 3 beg nw cor; Hunt Midwest Commerce Center District III - Second Plat; Hunt Midwest Commerce Center District III - Second Plat; Hunt Midwest Commerce Center District III 1st Plat pt Lt LA (H-43) lying in 9-50-32.

is hereby approved, subject to the following conditions:

1. 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.
2. 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.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. 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.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
6. 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.
7. 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 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.
8. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage of N. Corrington Avenue and to a tie-in point with the existing sidewalks. In addition, developer shall construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
9. 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.
10. The developer shall integrate into the existing streetlight system any relocated streetlights 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.
11. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
12. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6).

13. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
14. Water and sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
15. The developer shall ensure that water and fire service lines should meet current water services rules and regulations prior to any certificate of occupancy.
16. The maximum fire hydrant spacing is 300', the developer must submit fire hydrant (relocation/new installation) drawings prepared by a registered professional engineer in Missouri to the main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations.
17. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
18. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Land Development Division, prior to issuance of any stream buffer permits.
19. The developer shall show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.

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 and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

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I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

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Joseph Rexwinkle, AICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney