



Legislation Details (With Text)

**File #:** 220915      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Passed  
**File created:** 10/6/2022      **In control:** Council  
**On agenda:** 10/20/2022      **Final action:** 10/20/2022  
**Title:** Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan in District B2-2 on about 4 acres generally located in the Bristol Commercial area at the northwest corner of N.W. Shoal Creek Parkway and Highway 169 to allow for construction of two multi-unit residential buildings containing 112 units. (CD-CPC-2022-00150)

**Sponsors:** City Plan Commission

**Indexes:**

**Code sections:**

**Attachments:** 1. 06\_CD-CPC-2022-00150\_StaffReport\_Bristol South Apartments, 2. 10-4 CPC PPT\_Bristol Apartments, 3. BRISTOL SOUTH APARTMENTS 9-16-2022 (compass Resubmittal)\_v1, 4. CPC Dispo Letter, 5. Fact Sheet, 6. Bristol South Investments - PowerPoint - NPD 10.19.22 (972340xA006D), 7. Authenticated Ordinance 220915

Date	Ver.	Action By	Action	Result
10/20/2022	1	Council	Passed	Pass
10/19/2022	1	Neighborhood Planning and Development Committee	Adv and Do Pass	Pass
10/13/2022	1	Council		

ORDINANCE NO. 220915

Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan in District B2-2 on about 4 acres generally located in the Bristol Commercial area at the northwest corner of N.W. Shoal Creek Parkway and Highway 169 to allow for construction of two multi-unit residential buildings containing 112 units. (CD-CPC-2022-00150)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B2-2 (Neighborhood Business 2 (Dash 2)) on about 4 acres generally located in the Bristol Commercial area at the northwest corner of N.W. Shoal Creek Parkway and Highway 169, and more specifically described as follows:

Lot 2, Bristol 2nd Plat, a subdivision in Kansas City, Clay County, Missouri

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. 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 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. All roof and ground mounted mechanical and utility equipment shall be screened in accordance with Section 88-425-08.
  5. The developer shall receive approval of a minor subdivision lot line adjustment, prior to a building permit, to ensure all lots in the development area are served properly by public utilities
  6. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first. as required by the Land Development Division.
  7. 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.
  8. 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.
  9. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
  10. The developer shall provide acceptable easements and secure permits to relocated sanitary sewers out from under proposed buildings and structures, while continuing to ensure individual service is provided to all proposed lots as required by the Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.
  11. The developer shall 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.
  12. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018§ 507.1)

13. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
14. Fire hydrant distribution shall follow IFC-2018, Table C102.1 and fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018)
15. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3). Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5). Required Fire Department access roads shall designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
16. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
17. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018:§ D104.1)
18. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to a certificate of occupancy. If any private open space is to serve in satisfying the parkland requirements, said space shall be platted into a private open space tract(s).
19. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
20. A full flow fire meter will be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
21. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
22. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

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 hereinabove, all public notices and hearings required by the Zoning Ordinance 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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Secretary, City Plan Commission

Approved as to form and legality:

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Sarah Baxter  
Associate City Attorney