



Legislation Details (With Text)

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**Title:** Approving a development plan which will also serve as a preliminary plat in District R-5 on about 28.77 acres generally located at 9700 Grandview Road to allow construction of 20 residential units and a golf course. (CD-CPC-2022-00088)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Fact Sheet, 2. 08\_CD-CPC-2022-00088\_StaffReport\_The Villas at Oakwood, 3. CPC Dispo Letter, 4. Plans, 5. 7-6 CPC The Villas at Oakwood, 6. Public Testimony Received before CPC 7-6-22, 7. 20220720\_Oakwood, 8. 20220720\_Oakwood, 9. Authenticated Ordinance 220592

Date	Ver.	Action By	Action	Result
7/21/2022	1	Council	Passed	Pass

ORDINANCE NO. 220592

Approving a development plan which will also serve as a preliminary plat in District R-5 on about 28.77 acres generally located at 9700 Grandview Road to allow construction of 20 residential units and a golf course. (CD-CPC-2022-00088)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan that will also serve as a preliminary plat in District R-5 (Residential 5) on approximately a 28.77 acre tract of land generally located at 9700 Grandview Road, and more specifically described as follows:

Property Description for the Villas at Oakwood: Being part of the Southwest Quarter of Section 27, Township 48 North, Range 33 West in Kansas City, Jackson County, Missouri: A tract of land being formerly described as Exhibit A in the Deed of Trust recorded July 8, 2021 in the Office of the Recorder of Deeds for Jackson County, Missouri as Instrument No. 2021E0074651, said tract of land being situated in the East Half of the Southwest Quarter of Section 27, Township 48 North, Range 33 West in Kansas City, said County and State and being now more particularly described as follows: Beginning at a point 667.64 feet (675.5, feet, Deed) North of the Southwest corner of the East Half of the Southwest Quarter of aforesaid Section 27; thence North 01°51'27" East along the West line of the East Half of said Section 27, a distance of 1,003.35 feet to the southwest corner of Lot 34, Red Bud Park, a subdivision recorded June 29, 1937 in the aforesaid Office of the Recorder of Deeds in Plat Book 23 at Page 60; thence S 86°56'20" E along the south line of Lots 34, 26, 25 and 18 of said Red Bud Park, a distance of 826.15 feet to the southeast corner of said Lot 18, being also a point on the Western terminus of Hill Road as dedicated and shown on Red Bud Park; thence South 03°03'40" West along the Western line of said Hill Road, a distance of 15.00 feet to the

Southwest corner thereof, thence South  $86^{\circ}56'20''$  East along the south line of said Hill Road, a distance of 440.27 feet to the west right-of-way line of Grandview Road as now established by the Corporation Quit Claim Deed recorded May 15, 1978 in said Office of the Recorder of Deeds as Document No. K366283 in Book K845 at Page 377; thence southerly along the west right-of-way line of Grandview Road as established by said document, the following courses and distances; thence South  $04^{\circ}12'27''$  West (South  $04^{\circ}34'48''$  West, Deed), a distance of 88.50 feet (86.32 feet, Deed); thence South  $02^{\circ}57'27''$  West (South  $03^{\circ}19'48''$  West, Deed), a distance of 836.67 feet (836.59 feet, Deed); thence southerly along a curve to the left, tangent to the last described course, having a radius of 319.78 feet and a central angle of  $11^{\circ}21'18''$ , an arc length of 63.37 feet to a point 667.64 feet (675.5, feet, Deed) north of the south line of the Southwest Quarter of said Section 27, as measured perpendicular to the South line thereof; thence North  $86^{\circ}56'20''$  West, departing from the west right-of-way line of said Grandview Road, being now along a line 667.64 feet (675.5, feet, Deed) north of and parallel with the Southwest Quarter of said Section 27, a distance of 1,251.46 feet to the point of beginning. Containing 1,252,355 square feet or 28.750 acres, more or less. The basis of bearings for this description are based on the Missouri State Plane Coordinate System, NAD 83, West Zone.

is hereby approved, subject to the following conditions:

1. 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.
2. That 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. That 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.
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 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
7. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
8. 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 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.

9. 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.
10. The developer shall submit a deferral agreement for the following improvements: that the west half of Grandview Road shall be improved to City standards as required by Chapter 88, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining required permit from the Land Development Division for said improvement prior to recording of the final plat.
11. The developer shall grant any BMP and/or surface drainage easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
12. The developer shall secure permits to extend sanitary and storm water conveyance systems to serve the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit, whichever occurs first. The force main system is to be private.
13. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
14. Gates across Fire Department access roads shall be equipped with a siren activated (yelp) gate. (IFC-2018 § 503.5)
15. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
16. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
17. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2)
18. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3)
19. 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).
20. Required Fire Department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

21. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
22. 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) The sprinkler system in the gym should have a FDC.
23. Dead-end Fire Department access road(s) in excess of 150 feet shall be provided with an approved turnaround feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turnaround feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)
24. The developer shall plat proposed private open space to satisfy the parkland dedication requirements into a private open space tract per 88-408.
25. The developer shall follow the Kansas City, Missouri rules and regulations for domestic water and fire service lines.

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.

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  
Senior Associate City Attorney