



Legislation Details (With Text)

**File #:** 240395      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Passed  
**File created:** 4/3/2024      **In control:** Council  
**On agenda:** 4/17/2024      **Final action:** 4/18/2024  
**Title:** Sponsor: Director of City Planning and Development Department

Approving a major amendment to the Union Hill UR for an area of about 0.22 acres to allow for a second principal use in District UR generally located at 408-412 E. 31st Street. (CD-CPC-2024-00003)

**Sponsors:** Director of City Planning & Development

**Indexes:**

**Code sections:**

**Attachments:** 1. 01\_CD-CPC-2024-00003\_StaffReport\_Barrio Major Amendment, 2. 4-2 CPC Barrio PPT, 3. CPC Dispo, 4. CPC recommend approval plans, 5. Docket Memo, 6. Authenticated Ordinance 240395, 7. Authenticated Ordinance 240395

Date	Ver.	Action By	Action	Result
4/18/2024	1	Council	Passed	Pass
4/17/2024	1	Neighborhood Planning and Development Committee	Adv and Do Pass	Pass
4/11/2024	1	Council	referred	

ORDINANCE NO. 240395

Sponsor: Director of City Planning and Development Department

Approving a major amendment to the Union Hill UR for an area of about 0.22 acres to allow for a second principal use in District UR generally located at 408-412 E. 31st Street. (CD-CPC-2024-00003)

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-1429, approving a major amendment to the Union Hill UR for an area of about 0.22 acres to allow for an additional principal use in District UR (Urban Redevelopment) generally located at 408-412 E. 31st Street, said section to read as follows:

Section 88-20A-1429. That an area legally described as:

All of Lot 19, and the east fifteen (15) feet of Lot 20, Pinkston's Springfield Addition, a subdivision in Kansas City, Jackson County, Missouri.

Lot 28, and the west eight (8) feet of Lot 27, Bentley's Springfield Addition, a subdivision in 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-1429, 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.

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. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
4. No UR final plan is required prior to obtaining building permits for the subject building, unless substantial changes are proposed at the discretion of the Director of City Planning and Development.
5. The developer shall combine 408 and 412 E. 31st Street by deed through Jackson Country prior to building permit.
6. 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.
7. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.
8. 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.
9. 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 prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

10. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
11. 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.
12. The developer shall pay into the street tree fund in lieu of planting. A fee of \$370.00 will be due prior to a certificate of occupancy.
13. 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.
14. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of Kansas City Water rules and regulations.
15. 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 C. That the development plan described above is hereby approved with the following deviation from Chapter 88, Code of Ordinances:

A deviation to the required parking ratios in Section 88-420-06 to reduce the number of required on-site parking spaces to 11.

Section D. 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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Ahnna Nanoski, AICP  
Secretary, City Plan Commission  
Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney