



Legislation Details (With Text)

**File #:** 220157      **Version:** 1      **Name:**

**Type:** Ordinance      **Status:** Passed

**File created:** 1/19/2022      **In control:** Council

**On agenda:** 2/17/2022      **Final action:** 2/17/2022

**Title:** Approving a development plan in District KCIA on about 423 acres generally located at the southwest corner of N.W. 112th Street and N.W. Prairie View Road to allow construction of General Service Administration regional field office of approximately 145,000 square feet with accessory structures for the exclusive use of a federal security. (CD-CPC-2021-00200)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. CD-CPC-2021-00200\_Fact Sheet, 2. 1394 staff report, 3. GSA OFFICE KCMO\_DEVELOPMENT PACKAGE\_12202021\_v2, 4. GSA Office\_01-18-22\_CPCPPT\_XW, 5. Authenticated Ordinance 220157

Date	Ver.	Action By	Action	Result
2/17/2022	1	Council		
2/16/2022	1	Neighborhood Planning and Development Committee	Adv and Do Pass	Pass
2/10/2022	1	Council	referred	

ORDINANCE NO. 220157

Approving a development plan in District KCIA on about 423 acres generally located at the southwest corner of N.W. 112th Street and N.W. Prairie View Road to allow construction of General Service Administration regional field office of approximately 145,000 square feet with accessory structures for the exclusive use of a federal security. (CD-CPC-2021-00200)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District KCIA (Airport District) on about 423 acres generally located at the southwest corner of N.W. 112th Street and N.W. Prairie View Road, and more specifically described as follows:

Sec 26-52-34 W 1/2 & SE 1/4 all that part of Sec 26 lying south and west of sw row of I-29 except that in the nw cor & except that in the SE 1/4 SE 1/4.

is hereby approved, subject to the following conditions:

1. The proposed development is located on Kansas City International Airport (MCI) property. Per FAR Part 77, Objects Affecting Navigable Airspace, Section 77.9(d), the proponent/developer shall file a separate on-line Form 7460-1, Notice of Proposed Construction or Alteration, for temporary construction activities including the work site area, equipment parking, staging area, stockpiles, batch plant, haul roads, construction cranes, boom trucks and/or concrete pumps

(max. height, max. radius and proposed location). 7460s must be submitted a minimum of 45 days prior to the start date of the proposed construction or alteration. The FAA's Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website can be accessed at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. The proponent/developer shall also conduct construction activities in accordance with FAA Advisory Circular (AC) 150/5370-2G, Operational Safety on Airports During Construction, as applicable.

2. 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.
3. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
4. 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.
5. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
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 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.
8. The developer shall design and construct all streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.
9. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the developer shall be responsible for all costs associated with subordination activities now and in the future.

10. The developer shall provide acceptable easement 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 cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
12. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
13. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
14. 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
15. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within 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.
16. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
17. 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.
18. 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.
19. The project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
20. Hydrant distribution shall follow IFC-2018 Table C102.1.
21. 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)
22. Fire Department connection 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)
23. The building's Fire Department connection shall be immediately recognizable from the street or nearest point of Fire Department access. ( IFC-2018 § 912.2.1).

23. 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)
24. The developer shall present the project to the Transportation Development Committee for a waiver of the sight distance requirement at Prairie View Avenue.
25. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.
26. The developer shall submit water main extension 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.
27. The new distribution main shall follow the new Vienna Road alignment about 4' from the back of curb on either the east or west side. The main should generally run from 112th Street to Amity and then turn and go south along N. Amity Avenue. The distribution main to connect to the 24" transmission main just south of 112th Street at the north end within the existing right-of-way, and tie into the 8" main in N. Amity Avenue at the south end to provide a looped connection. This looped layout provides both a reduced risk for water service interruptions via redundant connections and improved water quality via circulation. The service lines would likely connect about halfway down the distribution main in N. Vienna Road.
28. The developer shall provide the following per the Land Development Division's request:
  - a) Clarify as part of the resubmittal package if this case is also intended to serve as the preliminary plat for this project. Provide a preliminary plat sheet as part of the resubmittal or explain the process intended to be followed as part of this project if the road will be owned and maintained by the Public Works Department. Submit preliminary plat sheet.
  - b) Provide information supporting which City department will own and maintain Vienna Road to make sure the correct City processes are utilized for the development. UPDATED 1/6/22 documentation does not provide clear information on intended ownership.

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.

---

Secretary, City Plan Commission

Approved as to form and legality:

---

Sarah Baxter  
Assistant City Attorney