



Legislation Details (With Text)

**File #:** 210236      **Version:** 1      **Name:**

**Type:** Ordinance      **Status:** Agenda Ready

**File created:** 3/19/2021      **In control:** Council

**On agenda:** 5/20/2021      **Final action:**

**Title:** Approving a development plan that serves as a preliminary plat in District B1-1 on about 3.1 acres generally located on the west side of Holmes Road between E. Blue Ridge Boulevard to the north and E. 135th Street to the south, to allow for a new retail development. (CD-CPC-2020-00206)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Fact Sheet, 2. Staff Report, 3. Preliminary Plat, 4. Corrections and Conditions, 5. Site Plan

Date	Ver.	Action By	Action	Result
5/19/2021	1	Neighborhood Planning and Development Committee	Adv and Do Pass	Pass
5/5/2021	1	Neighborhood Planning and Development Committee	Hold on Agenda	
4/14/2021	1	Neighborhood Planning and Development Committee	Hold on Agenda	
4/7/2021	1	Neighborhood Planning and Development Committee	Hold on Agenda	
3/24/2021	1	Neighborhood Planning and Development Committee	Hold on Agenda	

ORDINANCE NO. 210236

Approving a development plan that serves as a preliminary plat in District B1-1 on about 3.1 acres generally located on the west side of Holmes Road between E. Blue Ridge Boulevard to the north and E. 135th Street to the south, to allow for a new retail development. (CD-CPC-2020-00206)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan that serves as a preliminary plat in District B1-1 (Neighborhood Business 1 dash 1) on about 3.1 acres generally located on the west side of Holmes Road between E. Blue Ridge Boulevard to the north and E. 135th Street to the south, and more specifically described as follows:

Lots 4, 5, and 6, McReynold's Addition and the East 291.60 feet of Lots 7, 8 and 9, Gordon's Addition, and also the South 90.00 feet of the East 329.52 of Lot 5 of Commissioners Plat of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 47, Range 33, Jackson County, Missouri, except those parts taken or used for road right-of-way.

is hereby approved, subject to the following conditions:

1. The developer shall update the submitted site plan to show the location of all of the existing and proposed utilities, including storm water, sanitary sewer, and water lines, as required by Section 88-410-1240, and include the location of the proposed storm water management in accordance with the City's requirements of APWA Section 5600.
2. The developer shall indicate on the submitted plans the location of a pedestrian connection from the public right-of-way to the primary building.
3. The developer shall indicate on the submitted plans the location and quantity of bicycle parking spaces (short and long-term).
4. The developer shall provide a visual screening of the proposed use from the established neighborhood through a combination of walls and landscaping along the western property line. Walls should be constructed of high-quality, complementary materials as outlined in Chapter 88-425-10-E (1).
5. The developer shall indicate on the submitted plans the location of a shared use path that meets standards outlined by the Kansas City Public Works Department.
1. 6. The developer shall provide color elevations of trash enclosures that utilize materials found on the primary building.
7. The developer shall provide a sidewalk along Holmes Road as well as a pedestrian connection from sidewalk to entrances.
8. The developer shall show the concept for stormwater management.
9. The developer shall provide a utility plan showing the size of the proposed domestic and fire service lines, kills and meter locations or add in plan notes that each individual business must put in their own water and sewer service lines ( fire service, if required) for their business location.
10. 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.
11. 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.
12. 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.
13. The developer shall integrate into the existing streetlight system any relocated existing 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.
  14. 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.
  15. 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.
  16. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances.
  17. 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.
  18. The developer shall dedicate additional right-of-way and provide any temporary or permanent easements for Holmes Road as required by the adopted Major Street Plan so as to provide a minimum of 40 feet of right-of-way as measured from the centerline, and ensure right-of-way dedication is adequate for any proposed road improvements as required by the Public Works Department adjacent to this project.
  19. If any future signage is proposed, a signage plan must be submitted and comply fully with 88-445.
  20. The developer shall provide a sidewalk along Holmes Road that uses the same materials, pedestrian crossing, and width as the existing Holmes Road sidewalk to the north.
  21. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC-2018 503.2.1)
  22. Fire Department access roads shall be provided before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
  23. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

24. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection. (IFC2018 § 507.5.1.1)
25. 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.
26. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.
27. The plans need to show how each unit will be served with water service and sewer service lines.
28. A Master licensed plumber will need to kill water service line 112167.
29. The developer shall follow the Kansas City, Missouri rules and regulations for domestic water and fire service lines.

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  
Assistant City Attorney