



Legislation Details (With Text)

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On agenda:	9/23/2021	Final action:	9/23/2021		
Title:	Rezoning an area of about 4.398 acres generally located at the northeast corner of State Line Road and Carondelet Road from Districts B2-2 and R-0.5 to District B2-4, and approving a development plan which also acts as a preliminary plat, to allow for redevelopment of the site for financial services and office uses. (CD-CPC-00096)				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Fact Sheet_00096, 2. 17.1_17.2_CD-CPC-2021-00097_435 and State Line UMB Redevelopment_StaffReport_8-17-21, 3. Approved Plan, 4. Exhibit A, 5. LEGAL DESCRIPTION_00096, 6. PPT, 7. REZONING_ORDREQ_00096, 8. Authenticated Ordinance 210829

Date	Ver.	Action By	Action	Result
9/23/2021	1	Council	Passed	Pass
9/22/2021	1	Neighborhood Planning and Development Committee	Adv and Do Pass	Pass

ORDINANCE NO. 210829

Rezoning an area of about 4.398 acres generally located at the northeast corner of State Line Road and Carondelet Road from Districts B2-2 and R-0.5 to District B2-4, and approving a development plan which also acts as a preliminary plat, to allow for redevelopment of the site for financial services and office uses. (CD-CPC-00096)

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-1298, rezoning an area of approximately 4.398 acres generally located at the northeast corner of State Line Road and Carondelet Road from Districts B2-2 (Neighborhood Business 2, Dash 2) and R-0.5 (Residential Dash 0.5) to District B2-4 (Neighborhood Business 2, Dash 4), said section to read as follows:

Section 88-20A-1298. That an area legally described as:

Lot Three (3), Carondelet Three, a subdivision in Kansas City, Jackson County, Missouri, except therefrom that part deeded to the City of Kansas City, a municipal corporation, described as follows: Beginning at the southwest corner of said Lot Three; thence North 0 degrees, 14 minutes 00 seconds West, along the west line of said Lot Three, a distance of 35.78 feet; thence South 58 degrees 08 minutes 01 seconds East, a distance of 67.34 feet, to a point on the south line of said Lot Three; thence South 89 degrees 46 minutes 00 seconds West, along the south line of said Lot Three, a distance of 57.05 feet to the point of beginning.

is hereby rezoned from Districts B2-2 (Neighborhood Business 2, Dash 2) and R-0.5 (Residential Dash 0.5) to District B2-4 (Neighborhood Business 2, Dash 4), all as shown outlined on a map marked Section 88-20A-1298, 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.

Section B. That a development plan for the area legally described above is hereby approved, to allow for redevelopment of the site for financial services and office uses, subject to the following conditions:

1. The developer shall provide acceptable easement and secure permits to relocate 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.
2. 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.
3. 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.
4. 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.
5. 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.
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) with the public improvement applications submitted for permitting.
7. 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.
8. The north half of Carondelet Drive shall be improved to City standards as required by Chapter 88, including curbs, gutters, sidewalks, streetlights, relocation of any utilities as may be necessary, adjustment of vertical grades for the road, and obtain a required permit from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
9. 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, 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.

10. 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.
11. 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.
12. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88.
13. 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.
14. The developer shall grant a City approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, as required by the Land Development Division, prior to recording the plat.
15. 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.
16. The developer shall secure approval of a project plan for Phase II (an office building and a parking garage) from the City Plan Commission prior to a building permit.
17. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
18. All proposed signage shall comply with Section 88-445 and is subject to permits.
19. 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.
20. Screening of all containers, dumpsters, mechanical equipment or utility equipment shall comply with 88-425-08.
21. The applicant shall continue to work with staff to make the following corrections prior to request for ordinance:
 - a. Add sidewalks and pedestrian crossing to the parking lot located on the east side of the private entry from Carondelet Drive of Phase II.

- b. Add a 10 foot perimeter landscaping on the east side of Phase II parking lot in compliance with 88-425-05.
 - c. The UMB sign and its supporting structure located above the general roof lines shall be decreased. The proposed size shall not exceed 50 square feet and the highest point of the structure shall not exceed 30 feet above the average ground level.
- 22. The project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
 - 23. 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)
 - 24. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
 - 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 developer shall have the existing water service lines killed at the public water main.
 - 28. The Water Department must approve any changes of grade over the water main.

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 Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code 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

