Legislation Details (With Text)

File #:	220733	**Version:**	1	**Name:**	
Type:	Ordinance			**Status:**	Passed
File created:	8/18/2022			**In control:**	Council
On agenda:	9/15/2022			**Final action:**	9/15/2022
Title:	Approving an amendment to a previously approved development plan in District B3-2 on approximately 1.07 acres generally located at 7841 N. Oak Trafficway to allow construction of Express Oil Change and Tire Engineers. (CD-CPC-2022-00119)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Fact Sheet, 2. 03_CD-CPC-2022-00119_StaffReport_Express Oil Change, 3. 8-16 CPC PPT, 4. CPC Dispo Letter 8-16-22, 5. Plans, 6. Authenticated Ordinance 220733				

Date	Ver.	Action By	Action	Result
9/15/2022	1	Council		
9/14/2022	1	Neighborhood Planning and Development Committee	Adv and Do Pass, Debate	Pass
8/25/2022	1	Council	referred	

ORDINANCE NO. 220733

Approving an amendment to a previously approved development plan in District B3-2 on approximately 1.07 acres generally located at 7841 N. Oak Trafficway to allow construction of Express Oil Change and Tire Engineers. (CD-CPC-2022-00119)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-2 (Community Business (dash 2)) on approximately 1.07 acres generally located at 7841 N. Oak Trafficway, and more specifically described as follows:

All that part of Tract B, of the Certificate of Survey of Lot 2, Grey Oaks Commons, a subdivision in Kansas City, Clay County, Missouri, recorded June 28, 2004, as Document No. S -79425 in Survey Cabinet F, at Sleeve 129; except that part thereof replatted as Casey's General Stores, a subdivision, recorded December 14, 2012, as Document No. 2012048579 in Plat Cabinet H in Sleeve 50.

is hereby approved, subject to the following conditions:

1. 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.

2. 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.

3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.

4. 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.

5. 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.

6. All roof and ground mounted mechanical/utility equipment must be screened in accordance with Section 88-425-08

7. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and the developer shall secure permits to construct any improvements as 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 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.

10. The developer shall grant a BMP 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 project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

13. Fire hydrant distribution shall follow IFC-2018 Table C102.1.

14. 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)

15. Prior to issuance of any building permits, the developer shall provide storm sewer plan/profile and detail sheets that include 1% and 10% HGL in profiles, also show the 1% overland flow

path where not conveyed in the pipe network as applicable.

16. Prior to issuance of any building permits, provide a drainage map showing drainage areas and improved storm drainage systems and storm drainage design calculations table in plan set.

17. The developer shall manage stormwater runoff quality with BMPs, do not increase pollutant discharges that could potentially violate City's MS4 permit. Follow MARC BMP Manual.

18. 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.

19. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

20. Please note the 8" water main in N. Oak Trafficway is slated for replacement in the next year or two. No anticipated issues or concerns.

21. Please label the 8" & 16" mains along N. Oak Trafficway.

22. Please confirm the correct location of Sewer Manhole # N-113 located near the SE corner of the property.

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
Senior Associate City Attorney

powered by Legistar™