



Legislation Details (With Text)

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Type: Ordinance **Status:** Passed

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On agenda: 3/6/2025 **Final action:** 3/6/2025

Title: Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2.84 acres generally located 600 feet north of the intersection of N.W. 64th Street and N. Chatham Avenue from District B3-2 to District B4-3 and approving a development plan, also serving as a preliminary plat, to allow for a self-storage warehouse. (CD-CPC-2024-00197 & CD-CPC-2024-00196).

Sponsors: Director of City Planning & Development

Indexes:

Code sections:

Attachments: 1. Docket Memo 0.1.5 (dev plan), 2. 2-5 CPC PPT_Chatham Ave Self Storage, 3. 6.1, 6.2, 6.3_CD-CPC-2024-00196_00197_00199_StaffReport_Chatham Self Storage, 4. CPC Dispo Letter (Dev Plan), 5. Plans, 6. Authenticated Ordinance 250203

Date	Ver.	Action By	Action	Result
3/6/2025	1	Council	Passed	Pass
3/4/2025	1	Neighborhood Planning and Development Committee	Adv and Do Pass	Pass
2/27/2025	1	Council	referred	

ORDINANCE NO. 250203

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2.84 acres generally located 600 feet north of the intersection of N.W. 64th Street and N. Chatham Avenue from District B3-2 to District B4-3 and approving a development plan, also serving as a preliminary plat, to allow for a self-storage warehouse. (CD-CPC-2024-00197 & CD-CPC-2024-00196).

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-1470, rezoning an area of about 2.84 acres generally located 600 feet north of the intersection of N.W. 64th Street and N. Chatham Avenue from District B3-2 (Community Business) to District B4-3 (Heavy Business/Commercial) and approving a development plan to allow for a self-storage warehouse, said section to read as follows:

Section 88-20A-1470. That an area legally described as:

TRACT I: Lots B and C, Prairie Business Center, a subdivision of land in Kansas City, Platte County, Missouri, except that part taken for street right of way pursuant to Report of

Commissioners filed 6/27/2017 in Case No. 16AE-CV02698, and further excepting that part of lot b lying east of said street right of way.

TRACT II: Lots D and E, Prairie Business Center, a subdivision in Kansas City, Platte County, Missouri, except that part of Lot D taken for street right of way pursuant to Report of Commissioners filed 6/27/2017 in Case No. 16AE-CV02698 and further excepting that part of said Lot D lying within the following described tract of land: A tract of land in the Southeast Quarter of Section 19, Township 51, Range 33, Kansas City, Platte County, Missouri, described as follows: Beginning at a point on the south line of the Southeast Quarter of Section 19, said point being 1039.5 feet west of the southeast corner of a tract of land recorded in Book 77 at page 146, Recorder's Office, Platte County, Missouri; thence North 0 degrees 52 minutes 00 seconds East 590.74 feet; thence South 89 degrees 56 minutes 15 seconds East 430.56 feet to the true point of beginning of the tract to be herein described; thence continuing South 89 degrees 56 minutes 15 seconds East 305 feet; thence north 0 degrees 00 minutes 00 seconds east 235 feet; thence north 89 degrees 56 minutes 15 seconds west 305 feet; thence South 0 degrees 00 minutes 00 seconds West 235 feet to the point of beginning.

TRACT III: Lot F, Prairie Business Center, a subdivision in Kansas City, Platte County, Missouri, except that part in street right of way.

TRACT IV: Lot G, Prairie Business Center, a subdivision in Kansas City, Platte County, Missouri, except that part in street right of way.

is hereby rezoned from District B3-2 (Community Business) to District B4-3 (Heavy Business/Commercial), all as shown outlined on a map marked Section 88-20A-1470, 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, subject to the following conditions:

1. Prior to issuance of the certificate of occupancy for each lot within the plat 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.
2. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
3. The developer shall seek approval of a variance from the Board of Zoning Adjustment to the maximum floor area limits for industrial establishments (88-120-06) and receive approval prior to issuance of building permit.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. 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.

6. 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.
7. The developer shall seek and receive approval of a variance from the Board of Zoning Adjustment to the minimum number of parking spaces or seek and receive approval of an alternative parking compliance plan prior to issuance of a building permit.
8. The proposed dumpster enclosure must be raised 6 inches to 1 foot from the ground on at least one side if solid screening materials are proposed at the time of building plan review.
9. The applicant shall submit and receive approval of a street naming plan from the Street Naming Committee before submitting the final plat.
10. Prior to issuance of any certificate of occupancy, the applicant shall submit and receive approval of a final plat.
11. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018 § 503.2.4)
12. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC-2018 § 507.5.1.1)
13. 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)
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 241-2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018, Table C102.1.
15. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
16. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018 § 503.2.3)
17. Required Fire Department access roads shall be an all-weather surface. (IFC-2012 § 503.2.3)
(No Grass Pavers Allowed)
18. The proposed building shall have a Fire Department access road within 150 feet of any exterior portion of the structure. (IFC-2018 § 503.1.1)
19. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018 § 503.2.5)
20. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).

21. 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.
22. 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 and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
23. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
24. 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.
25. 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, by making application under said code for a minor subdivision and submitting and recording a lot consolidation plat or replatting the property in accordance therewith.
26. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department, 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 Kansas City Water Services Department prior to issuance of any certificate of occupancy.
27. 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.
28. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department 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.
29. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department 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.

30. The developer shall provide acceptable easements for any deep sewers where proposed fill is added or where the sewer will be further obstructed by surface improvements and a structural analysis shall be provided to confirm adequate structural integrity for the proposed loading conditions of this plan, and the developer shall secure permits and provide City approved executed and recorded easements prior to adding fill or constructing surface obstructions as required by the Kansas City Water Services Department. As-built drawings shall be provided to document the new depth of the sewers caused by placement of additional fill.
31. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.
32. The developer shall provide covenants to maintain private storm sewer mains acceptable to the Kansas City Water Services Department for any private storm sewer mains prior to the issuance of any building permits.
33. The developer shall provide private storm drainage easements for any private mains prior to issuance of any building permits.
34. The developer shall provide a letter of explanation from a Missouri-licensed civil engineer to the Kansas City Water Services Department for an exception to the stream buffer regulations. The letter shall address any previous grading, storm water improvements and adjacent parcel improvements that have mitigated the regulated stream shown on the City's G.I.S. mapping within the subject parcels.

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 and development plan 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.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney