414 E. 12th Street
Kansas City, MO
64106

File #: 250923

ORDINANCE NO. 250923

Rezoning an area of about 10.86 acres generally located on Corporate Drive, just north of the intersection with N. Cambridge Avenue from Districts UR and M3-5 to District UR and approving a development plan to allow for outdoor storage on the property. (CD-CPC-2025-00133)

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-1512, rezoning an area of about 10.867 acres generally located on Corporate Drive, just north of the intersection with N. Cambridge Avenue from Districts UR (Urban Redevelopment) and M3-5 (Manufacturing 3) to District UR (Urban Redevelopment), said section to read as follows:

Section 88-20A-1512. That an area legally described as:

TRACT I:

Tract A, Executive Park, Fifth plat, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, except that part described as: A tract of land located in the South-half of Section 24, Township 50, Range 33, in Kansas City, Jackson County, Missouri, more particularly described as follows: Beginning at the Southeast corner of Tract "H" as platted in Executive Park - Fourth Plat, a subdivision in Kansas City, Jackson County, Missouri, filed August 26, 1974, Document No. K-238739, in Plat Book K-34 at Pages 15-20; thence North 87° 44' 03" West, along the South line of said Tract "H", a distance of 402.87 feet, to a curve; thence along a curve to the left, the initial tangent to which bears South 25°15'57" West, radius of said curve being 50.00 feet, a distance of 78.54 feet; thence South 64° 44'03" East, a distance of 269.00 feet, to a curve; thence along a curve to the left, radius of said curve being 270.00 feet, a distance of 260.36 feet; thence North 60°00'57" East, a distance of 77.00 feet, to a curve; thence along a curve to the right, radius of said curve being 340.00 feet, a distance of 156.52 feet; thence North 29° 12'13"West, a distance of 65.79 feet, to a curve; thence along a curve to the right, radius of said curve being 74.52 feet, a distance of 61.68 feet, to a point of reverse curvature; thence along a curve to the left, radius of said curve being 75.00 feet, a distance of 54.32 feet, to a point of reverse curvature; thence along a curve to the right, radius of said curve being

75.00 feet, a distance of 68.40 feet; thence North 28°58'10" East, a distance of 69.98 feet, to a curve; thence along a curve to the right, the initial tangent to which bears North 61°01'05" West, radius of said curve being 280.00 feet, a distance of 10.00 feet, to a point of reverse curvature; thence along a curve to the left, radius of said curve being 90.00 feet, a distance of 93.46 feet; thence South 61°30'57" West, a distance of 79.98 feet, to a curve; thence along a curve to the right, radius of said curve being 140.00 feet, a distance of 159.46 feet, to a point on the East line of said Tract "H"; thence South 02°15'57" West, along the East line of said Tract "H", a distance of 205.43 feet to the point of beginning.

Being also known as: Tract A-1 of Tract A, Executive Park, Fifth Plat, a subdivision in Kansas City, Jackson County, Missouri, by Certificate of Lot Split Survey recorded July 21, 1977 as Document No. K334499 in Survey Book S-1 at Page 30.

and also except, that part described as:

A tract of land located in the South-half of Section 24, Township 50, Range 33, in Kansas City, Jackson County, Missouri, more particularly described as follows: Beginning at the Northeast corner of Lot Split A-1 of Tract A, Executive Park - Fifth Plat, said Lot A-1 recorded as Document No. K-334499 in Book S-1 at Page 30, recorded July 21, 1977, said point being on the Southerly line of Tract L, Executive Park - Fourth Plat; according to the recorded plat thereof; thence along the South line of said Tract L, on a curve to the left, the tangent to which bears South 61°01'50" East, radius of said curve being 280.00 feet, a distance of 253.92 feet; thence South 22°59'24" East, a distance of 75.00 feet; thence South 14° 21'17" East, a distance of 169.29 feet; thence South 32°00'57" West, a distance of 146.12 feet to a point on the Northerly right of way of Corporate Drive as now established; thence North 57°59'03" West, along said right of way, a distance of 40.24 feet to a point of curvature; thence continuing along said right of way on a curve to the left, the previous course being tangent thereto, radius of said curve being 340.00 feet, a distance of 211.39 feet to the Southeast corner of aforementioned Lot Split A-1; thence North 29°12'13" West, (the following curse being along the East line of said Lot Split A-1), a distance of 65.79 feet to a point of curvature; thence along a curve to the right, the previous course being tangent thereto, radius of said curve being 74.52 feet, a distance of 61.68 feet to a point of curvature; thence along a curve to the left, the tangent to which bears North 18°13'10" East, radius of said curve being 75.00 feet, a distance of 54.32 feet to a point of curvature; thence along a curve to the right, the tangent to which bears North 23° 16'50"West, radius of said curve being 75.00 feet, a distance of 68.40 feet; thence North 28°58'10" East, a distance of 69.98 feet to the point of beginning.

Being also known as: Tract A-2 of Tract A, Executive Park, Fifth Plat, a subdivision in Kansas City, Jackson County, Missouri, by Certificate of Lot Split

Survey, recorded June 20, 1980 as Document No. K450374 in Survey Book S-1 at Page 111.

and also except, that part dedicated in Special Warranty Deed recorded as Document No. 2002K0018315, described as follows:

The North 139.86 feet of Tract A, Executive Park, Fifth Plat, a subdivision of land in Kansas City, Jackson County, Missouri, as measured at right angles to the North line of Tract A, being more particularly described as follows: beginning at the Northeast corner of Tract A; thence southerly 142.24 feet along the Easterly line of Tract A (being a 231.38 feet radius curve to the left having an initial tangent bearing of South 16°26'15" West and a central angle of 35°13'16"); thence North 88° 35' 23" west 441.91 feet to a point on the Westerly line of Tract A; thence Northeasterly 67.36 feet along the westerly line of Tract A (being a 270.00 feet radius curve to the right having an initial tangent bearing of North 48° 58' 18" East and a central angle of 14° 17' 39"; thence Northeasterly 162.13 feet along the Westerly line of Tract A, a central angle of 45° 18' 55") to the Northwest corner of Tract A; thence South 72°01' 58" East 75.00 feet along the Northerly line of Tract A to a point; thence South 88°35' 23" East a distance of 209.05 feet to the point of beginning.

TRACT II:

Tract B, Executive Park, Fifth Plat, a subdivision in Kansas City, Jackson County, Missouri.

TRACT III:

The north 139.86 feet of Tract A, Executive Park, Fifth Plat, a subdivision of land in Kansas City, Jackson County, Missouri, as measured at right angles to the north line of tract a, being more particularly described as follows:

Beginning at the northeast corner of Tract A; thence southerly 142.24 feet along the easterly line of tract a (being a 231.38 feet radius curve to the left having an initial tangent bearing of South 16 degrees 26 minutes 15 seconds West and a central angle of 35 degrees 13 minutes 16 seconds); thence North 88 degrees 35 minutes 23 seconds West 441.91 feet to a point on the westerly line of Tract A; thence northeasterly 67.36 feet along the westerly line of tract a (being a 270.00 feet radius curve to the right having an initial tangent bearing of North 48 degrees 58 minutes 18 seconds East and a central angle of 14 degrees 17 minutes 39 seconds); thence northeasterly 162.13 feet along the westerly line of tract a (being a 205.00 feet radius curve to the left having an initial tangent bearing of North 63 degrees 15 minutes 58 seconds East and a central angle of 45 degrees 18 minutes 55 seconds) to the northwest corner of Tract A; thence South 72 degrees 01 minutes 58 seconds East 75.00 feet along the northerly line of Tract A to a point;

thence South 88 degrees 35 minutes 23 seconds East a distance of 209.05 feet to the point of beginning.

is hereby rezoned from Districts UR (Urban Redevelopment) and M3-5 (Manufacturing 3) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1512, 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. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.

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

3. The developer shall secure approval of a UR final plan from Development Management Division staff prior to building permit.

4. 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.

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 work with Frontier Schools to ensure that any large truck traffic to the site does not conflict with bus and drop-off traffic at the school.

7. 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).

8. 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)

9. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)

10. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)

11. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1).

12. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).

13. 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)

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 designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

17. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

18. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)

19. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6).

20. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)

21. 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.

22. 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.

23. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

24. The north half of Corporate Drive shall be improved as required by Chapter 88, to current standards, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining 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.

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

26. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.

27. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA

standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.

28. 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.

29. 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.

30. 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.

31. 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 Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.

32. The developer shall provide a copy of any existing covenant to maintain the existing detention.

33. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain.

34. The developer shall show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Kansas City Water Services Department.

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

Authenticated as Passed

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

OCT 30 2025

Date Passed