4. A change in occupancy permit will be required for each new use; each future use will require approval of a UR final plan.

5. The developer shall ensure that fire and life safety systems that are in place and are adequate for the new use.

6. Adding address labeling on the entry/exit door will be important for wayfinding for emergency response. This must be finalized prior to obtaining UR final plan approval.

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

APR 17 2025
Date Passed

414 E. 12th Street
Kansas City, MO
64106

File #: 250274

ORDINANCE NO. 250274

Rezoning an area of about 4.71 acres generally located on East Truman Road between McGee Street and Oak Street from District UR to District UR and approving a development plan to allow for new uses to be added to the previously approved plan, including Communications Service Establishments; Office; Artist Work or Sales Space; Artisan Manufacturing; Entertainment Venue; and Warehousing, Wholesaling, Storage, and Freight Movement. (CD-CPC-2024-00191)

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-1473, rezoning an area of about 4.71 acres generally located on East Truman Road between McGee Street and Oak Street from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), said section to read as follows:

Section 88-20A-1473. That an area legally described as:

Star Oak Street Addition Lot 1

is hereby rezoned from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1473 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 secure approval of a UR final development plan from the director of City Planning and Development prior to obtaining a change of use permit for Phase 1.

2. Signage has not been reviewed with this application. All signage shall conform to 88-445 and shall require a sign permit prior to installation.

3. 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.