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**File #: 240820**

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### ORDINANCE NO. 240820

Approving a major amendment to a development plan on about 14.6 acres in District B2-2 generally located at 5000 E. Bannister Road to allow for a Goodwill facility with associated uses, including office space, retail sales, and warehouse space. (CD-CPC-2024-00102)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B2-2 (Neighborhood Business 2 (Dash 2)) generally located at 5000 E Bannister Road and more specifically described as follows:

Lot 1, Pace, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

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 screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
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, is healthy, and any dead vegetation is replaced prior to a certificate of occupancy.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The plan shall provide 61 short-term (outdoor) and 11 long-term (indoor) bicycle parking spaces at the time of building permit as required of 88-420-09.
6. At the time of building plan review and permitting, the applicant shall show the proposed pedestrian path on the landscaping plan and move landscaping to avoid obstruction.

7. The developer shall modify all life and fire safety systems and features as required for the new uses.
8. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
9. 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.
10. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
11. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.
12. The developer shall provide a storm drainage letter with any building plan submittals.

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 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.

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Sara Copeland, FAICP  
Secretary, City Plan Commission


Approved as to form:

  
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Sarah Baxter  
Senior Associate City Attorney



Authenticated as Passed

  
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Quentin Lucas, Mayor

  
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Marilyn Sanders, City Clerk

SEP 19 2024

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Date Passed