

ORDINANCE NO. 150664

Approving a development plan in District DX-15 on a 1.2 acre tract of land generally located south of 20th Street and east of Main Street. (12130-P-2)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District DX-15 (Downtown Mixed Use (dash 15)) on a 1.2 acre tract of land generally located south of 20th Street and east of Main Street, and more specifically described as follows:

Lot 1, 2001 Main, part of Lots 6-20 and Lots 30-45, Union Station Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

is hereby approved, subject to the following conditions:

1. That the developer construct streetscape improvements required of the 20th Street Streetscape Plan and the Zoning and Development Code along 20th Street and Main Street.
2. That the developer submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division 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 entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system, and to manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to approval and issuance of any building permits.
3. That the developer verify vertical and horizontal sight distance for the drive connection to Walnut Street and make improvements to ensure that local jurisdiction and/or minimum AASHTO adequate sight distance standards are met.
4. That the developer 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, identifying sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 4/8/09" 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

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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.

- 5. That the owner/developer 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.
- 6. That the developer submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division 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.


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 80, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.



 Secretary, City Plan Commission


Approved as to form and legality:


 M. Margaret Sheahan Moran
 Assistant City Attorney



Authenticated as Passed


 Sly James, Mayor


 Marilyn Sanders, City Clerk

AUG 27 2015

Date Passed