

ORDINANCE NO. 200728

Approving a development plan in District B3-3 which serves as a preliminary plat on about 12.8 acres generally located at 7201 N.W. Old Tiffany Springs Road, to allow for the construction of multifamily apartments, a clubhouse, and other amenities. (Case No. CD-CPC-2020-00105)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-3 (Community Business -- 3) which serves as a preliminary plat on about 12.8 acres generally located at 7201 N.W. Old Tiffany Springs Road, and more specifically described as follows:

All that part of the Southeast Quarter of Section 1, Township 51, Range 34, Kansas City, Platte County, Missouri described as follows: Commencing at the Northwest corner of the Southeast Quarter of said Section 1, thence South 00 degrees 16 minutes 48 seconds West, along the West line of the Southeast Quarter of said Section 1, a distance of 49.85 feet; thence South 89 degrees 59 minute 33 seconds East, departing said West line, a distance of 660.00 feet, to the point of beginning; thence North 89 degree 59 minutes 39 seconds East, a distance of 433.85 feet to a point of curvature; thence Easterly and Southeasterly, along a curve to the right, having a radius of 950.00 feet and a central angle of 18 degrees 12 minutes 43 seconds, a distance of 301.97 feet, to a point of reverse curvature; thence Southeasterly, along a curve to the left, having a radius of 1050.00 feet and a central angle of 00 degrees 43 minutes 34 seconds, a distance of 13.31 feet, to a point on the Southerly Right-of-Way line of Northwest Old Tiffany Springs Road, also being a point of curvature; thence Southeasterly, along a curve to the right, having a radius of 508.65 feet, a central angle of 15 degrees 48 minutes 38 seconds, and an initial tangent bearing of South 43 degrees 28 minutes 08 seconds East, a distance of 140.36 feet; thence continuing along said Right-of-Way the following 3 calls: South 43 degrees 28 minute 09 seconds East, a distance of 50.97 feet; thence South 46 degrees 13 minutes 51 seconds West, a distance of 9.89 feet; thence South 43 degrees 28 minutes 09 seconds East, a distance of 237.59 feet; thence South 47 degrees 28 minute 19 seconds West, departing said Right-of-Way, a distance of 21.17 feet, to a point of curvature; thence Southwesterly, along a curve to the right, having a radius of 187.34 feet and a central angle of 13 degrees 44 minutes 07 seconds, a distance of 44.91 feet, to a point of reverse curvature; thence Southwesterly, along a curve to the left, having a radius of 535.71 feet and a central angle of 17 degrees 15 minute 02 seconds, a distance of 161.29 feet; thence South 46 degrees 31 minutes 25 seconds West, a distance of 194.32 feet, to a point of curvature; thence Westerly, along a curve to the right, having a radius of 73.00 feet, a central angle of 26 degrees 35 minutes 02 seconds, and an initial tangent bearing of South 89 degrees 58 minutes 02 seconds West, a distance of 33.87 feet, to a point of reverse curvature; thence Northwesterly and Southwesterly, along a curve to the

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left, having a radius of 335.50 feet and a central angle of 43 degrees 21 minutes 22 seconds, a distance of 253.88 feet; thence South 73 degrees 11 minutes 42 seconds West, a distance of 67.63 feet, to a point of curvature; thence Southwesterly, along a curve to the right, having a radius of 238.04 feet and an initial tangent bearing of 18 degrees 40 minutes 55 seconds, a distance of 238.04 feet; thence South 89 degrees 59 minutes 38 seconds West, a distance of 300.28 feet; thence North 00 degrees 16 minutes 35 seconds East, a distance of 621.64 feet, to the point of beginning, containing 12.13 acres or 528,432.10 square feet, more or less.

Is hereby approved, subject to the following conditions:

1. The project must meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
2. 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)
3. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
4. 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)
5. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
6. 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 Land Development Division, prior to recording the plat or issuance of a building permit, whichever occurs first.
7. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
8. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

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9. 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.
10. 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.
11. 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.
12. The developer shall integrate into the existing streetlight system any relocated existing streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
13. 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.
14. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Land Development Division.
15. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
16. Stormwater management facilities, including but not limited to detention basins and BMPs, shall be privately maintained and covered by maintenance covenant(s) or easement(s) that include provisions for private maintenance.

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17. Follow the Kansas City, Missouri rules and regulations for new water service lines, fire flow lines and kills. (<https://www.kcwaterservices.org/wp-content/uploads/2018/07/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>)
18. Buildings shall comply with all requirements of wall rating and opening protection per 602 and 705.8 of International Building Code 2018 edition with respect to property lines and lot lines. In particular, for garages on the west property line.
19. The developer shall pay money in lieu of dedication of parkland in the amount of per formula or dedicate acreage of private open space for parkland purpose as identified in 88-408. Money in lieu is to be paid prior to certificate of occupancy. Calculation for parkland dedication is as follows: (# of units) X (2 persons per unit) X 0.006 acres per person) = parkland acres X (current year's rate (\$48,801.37)) = Fee.
20. The developer shall submit a streetscape plan with a street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way. Kevin Lapointe: Kevin.Lapointe@kcmo.org or 816-513-7776. <https://kcparks.org/wp-content/uploads/2019/01/KCMO-TREE-PLANTING-SPECIFICATIONS-Nov-2018.pdf>

A copy of said development plan is on file in the office of the City Clerk with this ordinance and 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 law 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.



Authenticated as Passed

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

SEP 17 2020

Date Passed


Secretary, City Plan Commission

Approved as to form and legality:


Sarah Baxter
Assistant City Attorney