



---

**File #: 230314**

---

ORDINANCE NO. 230314

Approving a development plan, also serving as a preliminary plat, in District M2-5 on about 64 acres generally located at the southwest corner of I-435 and N.W. Skyview Avenue to allow for an industrial complex. (CD-CPC-2023-00018)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District M2-5 (Manufacturing 2 (Dash 5)) on approximately a 64 acre tract of land generally located at the southwest corner of I-435 and N.W. Skyview Avenue, and more specifically described as follows:

All that part of the Northwest Quarter of Section 19 Township 52 Range 33, Kansas City, Platte County, Missouri described as follows; Beginning at the Southwest corner of the Northwest Quarter of said Section 19; thence North 00 degrees 32 minutes 30 seconds East, along the West line of the Northwest quarter of said Section 19 a distance of 1171.65 feet to the Southerly right of way line of Interstate 435; thence North 89 degrees 54 minutes 02 seconds East, along said right of way line, a distance of 1219.81 feet; thence continuing along said right of way line South 79 degrees 47 minutes 40 seconds East, a distance of 1118.03 feet, thence continuing along said right of way line South 34 degrees 00 minutes 24 seconds East, a distance of 366.83 feet to the Westerly right of way line of N.W. Skyview Avenue; thence South 00 degrees 21 minutes 16 seconds West, along said right of way line a distance of 120.00 feet; thence continuing along said right of way line, South 06 degrees 31 minutes 21 seconds East, a distance of 450.93 feet; thence continuing along said right of way line South 03 degrees 41 minutes 16 seconds West, a distance of 100.36 feet to the South line of the Northwest Quarter of said Section 19; thence South 89 degrees 55 minutes 31 seconds West along said line, a distance of 2580.43 feet to the Point of beginning.

is hereby approved, subject to the following conditions:

1. All stormwater detention ponds and areas of steep slopes shall be planted with native grasses/seed mix and native shrubs.
2. The developer shall secure approval of a project plan(s) from the City Plan Commission prior to building permit for each proposed building.

3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. All outdoor storage areas shall be screened with opaque fencing
5. The developer must design and construct all interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.
6. 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 a 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.
7. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
8. The developer shall dedicate additional right-of-way for N.W. Skyview Avenue as required by the adopted Major Street Plan and/or Chapter 88 so as to provide a minimum of 50 feet of right-of-way as measured from the centerline, along those areas being platted.
9. 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.
10. The developer shall integrate into the existing streetlight system any relocated 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.
11. The developer shall construct temporary off-site cul-de-sacs and grant a City approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
12. 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.

13. The developer shall 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.
14. 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.
15. 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.
16. 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.
17. Fire hydrant distribution shall follow IFC-2018 Table C102.1 and 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 -2013 § 8.7.2)
18. 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)
19. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
20. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
21. Dead-end Fire Department access road(s) in excess of 150 feet shall be provided with an approved turnaround feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turnaround feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)
22. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 feet 6 inches clearance height. Check with Streets and Traffic (Kansas City, Missouri Public Works) or Missouri Department of Transportation (MoDOT) that may have street planning regulations that supersede

the Fire Code. (IFC-2018: § 503.2.1). Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3). 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). Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

23. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
24. 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).
25. Skyview Avenue and Access A:
  - a) Construct a northbound left-turn lane with a length of 250 feet plus an appropriate taper
  - b) Construct a southbound right-turn lane so that the second southbound lane on Skyview Avenue terminates as a right-turn lane at the intersection.
  - c) Provide two eastbound lanes exiting the development site as separate left-turn and right turn lanes.

Access A:

- a) The easternmost gas station drive along Access A should be restricted to right-in/right out only access.
26. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
27. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
28. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Land Development Division, prior to issuance of any stream buffer permits.

29. The developer shall obtain a floodplain certificate from Development Services prior to beginning any construction activities within the floodplain.
30. 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 Land Development Division.
31. The proposed stream reroute needs to be approved by FEMA prior to approval of the final stream buffer plans and prior to the issuance of any permits.
32. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy
33. The developer shall submit water main extension drawings prepared by a registered professional engineer in Missouri to the main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations.

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.



Authenticated as Passed

  
Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

APR 13 2023  
Date Passed

  
Joseph Rexwinkle, AICP  
Secretary, City Plan Commission

Approved as to form:

  
Sarah Baxter  
Senior Associate City Attorney