



Legislation Details (With Text)

**File #:** 220965      **Version:** 2      **Name:**  
**Type:** Ordinance      **Status:** Passed  
**File created:** 10/27/2022      **In control:** Council  
**On agenda:** 11/3/2022      **Final action:** 11/3/2022  
**Title:** Sponsor: Councilmember(s) Heather Hall and Kevin O’Neill

Approving an amendment to a previously approved UR development plan in District UR, which also serves as a preliminary plat (9 lots and 2 tracts) to allow for changes to the approved plan, allowing for 115,000 square foot of mixed use commercial development on about 25 acres generally bordered by N.E. 82nd Street on the north, Maplewoods Parkway on the south, N. Antioch Road (MO Route 1) on the east and N. Agnes Avenue on the west. (CD-CPC-2022-00082)

**Sponsors:** Heather Hall, Kevin O’Neill

**Indexes:**

**Code sections:**

**Attachments:** 1. No Fact Sheet, 2. Authenticated Ordinance 220965 sub

Date	Ver.	Action By	Action	Result
11/3/2022	1	Council	Passed as Substituted	Pass
11/2/2022	1	Neighborhood Planning and Development Committee	Adv and Do Pass as Cmte Sub	Pass
10/27/2022	1	Council	referred	

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 220965

Sponsor: Councilmember(s) Heather Hall and Kevin O’Neill

Approving an amendment to a previously approved UR development plan in District UR, which also serves as a preliminary plat (9 lots and 2 tracts) to allow for changes to the approved plan, allowing for 115,000 square foot of mixed use commercial development on about 25 acres generally bordered by N.E. 82nd Street on the north, Maplewoods Parkway on the south, N. Antioch Road (MO Route 1) on the east and N. Agnes Avenue on the west. (CD-CPC-2022-00082)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved development plan in District UR (Urban Redevelopment) on an approximately 25 acre tract of land generally bordered by N.E. 82nd Street on the north, Maplewoods Parkway on the south, N. Antioch Road (MO Route 1) on the east and N. Agnes Avenue on the west, legally described as:

Lot 13, Renaissance Plaza Second Plat, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Tract A, Renaissance Plaza First Plat and Lots 9, 10 and Tract A, Renaissance Plaza Second Plat, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Lots 1 and 11, Renaissance Plaza First Plat and Lot 12, Renaissance Plaza Second Plat, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Lots 2, 3, 4, 5, 6, 7, and 8, Renaissance Plaza First Plat, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof.

Section B. That a development plan (preliminary plat) for the area legally described above is hereby approved, subject to the following conditions:

1. 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.
2. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
3. The developer shall submit a final UR development plan to the Director of City Planning and Development for approval, including detailed information on landscaping, signage (including elevations), lighting, and building elevations (colored and material template) prior to issuance of building permits.
4. The developer shall receive approval of a street naming plan prior to issuance of building permit or prior to mylar approval of the first plat, whichever occurs first.
5. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
6. 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)
7. 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)
8. 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 a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
9. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
10. 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)

11. The developer shall submit a streetscape plan with 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.
12. The developer shall submit plans to the Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and streetlighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks and Recreation Department standards. This applies to the Maplewoods Parkway street frontage.
13. The developer shall submit a letter to the Parks and Recreation Department from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a parks and recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed. 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 Parks and Recreation Department, prior to recording the plat or issuance of any certificate of occupancy permits including temporary certificate of occupancy permits. This applies to the Maplewoods Parkway street frontage.
14. The developer shall construct a southbound right turn lane on Missouri Highway 1 at the proposed right-in/right-out location with 120 feet of storage and 100 foot taper. The developer shall work with the Missouri Department of Transportation regarding any needed permits and this work shall be completed prior to any certificate of occupancy.
15. The developer shall provide and install the necessary components to complete the signalization at the intersection of Missouri Highway 1 and N.E. 82nd Street. This shall be in accordance with MoDOT requirements and any needed permits. This work shall be completed prior to any certificate of occupancy.
16. 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.
17. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
18. The developer shall submit water main extension plans and shall follow all Kansas City Water rules and regulations.
19. The water main shall be connected near hydrant H-12 on the southwest corner of Maplewoods Parkway and Missouri Highway 1. The water main on N.E. 79th Terrace near Valve (V-19) shall be connected back into an existing main to provide a looped system. Provide as-builts and easements for the existing public water mains.
20. 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.

21. 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.
22. The developer shall grant any BMP and/or surface drainage easements to the City as required by the Land Development Division prior to recording the plat or issuance of any building permits.
23. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer 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.
24. 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.
25. 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.
26. The developer shall provide an acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, while continuing to ensure individual service is provided to all proposed lots as required by the Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.
27. 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.
28. 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.
29. 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.

30. Pursuant to Section 88-260-03, the use regulations and lot and building standards as shown on the plan shall control. The Council hereby specifically notes that the following standards are modified as provided on the plan: (a) Section 88-323-02(3) allowing more than 30% of the site's frontage adjacent to Maplewoods Parkway to be used for vehicular use areas since this is applied on a lot by lot basis not to the development as a whole; (b) Section 88-323-02 to allow the front entrances for Lots 4 and 5 to be located along the west and east sides, respectively, as shown on the development plan rather than facing the parkway; (c) Section 88-323-02-B.4 allowing the vehicular use area to be setback 12.3 feet from Maplewoods Parkway; and (d) Section 88-323-02-B permitting the parking and vehicular use area to be located as shown on the development plan.
31. That the developer place green infrastructure within each detention basin.

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 hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

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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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Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney