



Legislation Details (With Text)

**File #:** 230992      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Passed  
**File created:** 11/8/2023      **In control:** Council  
**On agenda:** 12/7/2023      **Final action:** 12/7/2023  
**Title:** Sponsor: Director of City Planning and Development Department

Approving a development plan on about 5.1 acres to allow for a major amendment to an approved development plan to allow for a four-story addition to an existing hotel in District B3-3 generally located at N.W. Plaza Circle and N. Ambassador Drive. (CD-CPC-2023-00154)

**Sponsors:** Director of City Planning & Development

**Indexes:**

**Code sections:**

**Attachments:** 1. Docket Memo 230992, 2. CPC Approved Plan (11-07-2023), 3. 11-7-2023 CPC PPT, 4. CPC Disposition Letter (11-07-2023), 5. 10\_CD-CPC-2023-00154\_HulsingHotel\_11723, 6. 12-6 NPD 230991.230992.230993, 7. Authenticated Ordinances 230992

| Date       | Ver. | Action By                                       | Action          | Result |
|------------|------|---|-----------------|--------|
| 12/7/2023  | 1    | Council   | Passed          | Pass   |
| 12/6/2023  | 1    | Neighborhood Planning and Development Committee | Adv and Do Pass | Pass   |
| 11/30/2023 | 1    | Council   | referred        |        |

ORDINANCE NO. 230992

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 5.1 acres to allow for a major amendment to an approved development plan to allow for a four-story addition to an existing hotel in District B3-3 generally located at N.W. Plaza Circle and N. Ambassador Drive. (CD-CPC-2023-00154)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-3 generally located at NW Plaza Circle and N. Ambassador Drive, and more specifically described as follows:

11832 N Plaza Cir Gateway Plaza 1st Plat prt Lot 3 beg se cor th wly & sly on w li Plaza Circle 309.81 ft th N 48 deg 11 min 04 sec W 179.37 ft th N 00 deg 16 min 22 sec E 500.86 ft to s r/w li hwy th ely & sly alg s li hwy & st 421.08 ft th s alg e li sd lot 449.94 ft to pob

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 screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
3. 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.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy.
6. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
7. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
8. 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.
9. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
10. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and the developer shall secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy.
11. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
12. 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.
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 provide acceptable easements for any deep sewers where proposed fill is added or where the sewer will be further obstructed by surface improvements and that a structural analysis be provided to confirm adequate structural integrity for the proposed loading conditions of this plan, and secure permits and provide a City approved, executed, and recorded easement prior to adding fill or constructing surface obstructions 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. The project shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018§ 507.1)
17. 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) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
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. A required Fire Department access road 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) and shall provide fire lane signage on fire access drives.
20. 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).
21. The developer shall upsize/replace approximately 400' of existing 6" public water main in N.W. 119th Terrace to 12" DIP from the new service connection east to the tee in N. Ambassador Drive to provide the required domestic and fire flows to meet projected demands, and add fire hydrants as-needed to meet the Water Services Department spacing requirements. The developer shall submit water main extension and public fire hydrant 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.

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Rexwinkle, AICP  
Secretary, City Plan Commission

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Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney