



Legislation Details (With Text)

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**File created:** 6/22/2022      **In control:** Neighborhood Planning and Development Committee

**On agenda:** 7/13/2022      **Final action:**

**Title:** Approving a residential development plan in District B3-3 on about 6.18 acres generally located at 2300 N.W. Barry Road to allow for a four-story senior living facility containing 158 units. (CD-CPC-2022-00067)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Fact Sheet, 2. 06\_CD-CPC-2022-00067\_StaffReport\_O'Reilly Development Continuum Care, 3. 6-21 CPC PPT, 4. CPC Approved Plans, 5. CPC Dispo Letter, 6. Authenticated Ordinance 220562

Date	Ver.	Action By	Action	Result
6/30/2022	1	Council	referred	

ORDINANCE NO. 220562

Approving a residential development plan in District B3-3 on about 6.18 acres generally located at 2300 N.W. Barry Road to allow for a four-story senior living facility containing 158 units. (CD-CPC-2022-00067)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a residential development plan in District B3-3 (Community Business dash 3) on about 6.18 acres generally located at 2300 N.W. Barry Road, and more specifically described as follows:

A tract of land in the Northeast Quarter of Section 9, Township 51 North, Range 33 West, in Kansas City, Platte County, Missouri, described as follows: Commencing at the southeast corner of said Northeast Quarter: thence North 89°17'32" West, along the south line of said Northeast Quarter, a distance of 2592.02 feet to the southwest corner of said Northeast Quarter; thence North 00°30'51" East, along the west line of said Northeast Quarter, a distance of 80.00 feet; thence South 89°17'32" East, a distance of 641.73 feet to the point of beginning at a point of non-tangent curve to the right, having an initial tangent bearing of North 21°32'18" West, a radius of 19.00 feet and a central angle of 22°06'14"; thence along the arc of that curve, a distance of 7.33 feet; thence North 00°33'56" East, a distance of 65.42 feet to a point of curve to the left, having a radius of 206.00 feet and a central angle of 19°24'50"; thence along the arc of that curve, a distance of 69.80 feet to a point of reverse curve to the right, having a radius of 15.00 feet and a central angle of 52°24'03"; thence along the arc of that curve, a distance of 13.72 feet; thence North 33°33'10" East, a distance of 7.46 feet; thence North 28°00'30" West, a distance of 50.00 feet to a point of non-tangent curve to the left, having an initial tangent bearing of North 61°59'30" East, a radius of 156.00 feet and a central angle of 08°22'40"; thence along the arc of that curve, a distance of 22.81 feet; thence North 53°36'49" East, a distance of 22.08 feet; thence North 00°53'05" East, a distance of 77.97 feet to the southwest corner of Lot 1, Block 2,

Alandale, a subdivision of land in Kansas City, Platte County, Missouri; thence South 89°18'30" East, along the south line of said Alandale, a distance of 852.44 feet to the west right-of-way line of North Marston Avenue; thence South 00°29'40" West, along said west right-of-way line, a distance of 308.20 feet to a point 9.00 feet north of the north right-of-way line of Northwest Barry Road as described in Book 682 at page 364; thence North 89°17'32" West, along a line 9.00 feet north of and parallel with said north right-of-way line of Northwest Barry Road as described in Book 682 at page 364, a distance of 858.67 feet to the point of beginning. Containing 6.10 acres, more or less.

is hereby approved, subject to the following conditions:

1. 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.
2. 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.
3. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. 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.
5. 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.
6. 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.
7. The developer shall must 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.
8. The developer shall submit a plan for approval and permitting by the Land Development Division prior to beginning construction of the 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.
9. The developer shall grant a BMP easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
10. 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.

11. 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.
12. The developer shall submit a detailed micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved macro study on file with the City and with current adopted standards in effect at the time of submission, including water quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and the developer shall construct any other improvements as required by the Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
13. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3)
14. 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)
15. 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)
16. Fire hydrant distribution shall follow IFC-2018 Table C102.1 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)
17. 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)
18. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
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. 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. 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)
22. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a

portion of the required area, the amount due shall be based upon the (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to recording the final plat or certificate of occupancy. If private open space is to be utilized in satisfying the parkland dedication requirements, said space shall be platted into a private open space tract and reserved for park use.

23. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
24. 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 inch 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.
25. 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.
26. The public water main extension in N. Pontiac must be released for taps before any private connections can be made.

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.

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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 and legality:

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Sarah Baxter  
Senior Associate City Attorney