



Legislation Details (With Text)

**File #:** 230083      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Passed  
**File created:** 1/12/2023      **In control:** Council  
**On agenda:** 2/2/2023      **Final action:** 2/2/2023  
**Title:** Sponsor: Director of City Planning and Development Department

Approving a development plan which also serves as a preliminary plat in District M1-5 to allow for 500,000 square foot of office and warehouse development on one lot and one tract, on about 53 acres generally located at the southwest corner of 150 Highway and Thunderbird Road. (CD-CPC-2022-000194)

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

**Indexes:**

**Code sections:**

**Attachments:** 1. 02\_CD-CPC-2022-00194\_CPC Staff Report\_01-03-23, 2. CPC\_PPT\_1-3-23\_Project Royal, 3. Dispo CPC\_CD-CPC-2022-00194\_1-3-22, 4. Project Royal - KCMO Development Plan Submission - 2022-12-22\_v1, 5. Docket Memo\_CD-CPC-2022-00194, 6. Authenticated Ordinance 230083

Date	Ver.	Action By	Action	Result
2/2/2023	1	Council	Passed	Pass
2/1/2023	1	Neighborhood Planning and Development Committee	Adv and Do Pass	Pass
1/26/2023	1	Council	referred	

ORDINANCE NO. 230083

Sponsor: Director of City Planning and Development Department

Approving a development plan which also serves as a preliminary plat in District M1-5 to allow for 500,000 square foot of office and warehouse development on one lot and one tract, on about 53 acres generally located at the southwest corner of 150 Highway and Thunderbird Road. (CD-CPC-2022-000194)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the development plan, which also serves as a preliminary plat, in District M1-5 (Manufacturing) to allow for 500,000 square foot of office and warehouse development on one lot and one tract, on about 53 acres generally located at the southwest corner of 150 Highway and Thunderbird Road, and more specifically described as follows:

Lot 2A, of Lot 2A & 3C Centerpoint Intermodal Center First Plat, a Replat of 3A, Lot 3A & 3B Centerpoint Intermodal Center First Plat & a Replat of Lot 2, Centerpoint Intermodal First Plat.

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 all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
  3. 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.
  4. 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.
  5. 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.
  6. 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.
  7. 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 Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
  8. The existing detention basin on west perimeter of the site and the proposed detention basin at the northwest corner of the site will need to be platted in detention tracts and both will require a covenant agreement to maintain.
  9. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC 2018 § 507.1)
  10. 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)
  11. 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)
  12. 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)

13. 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).
14. Buildings exceeding 62,000 square feet in area shall have at least two means of fire apparatus access (IFC 2018: § D104.2)
15. 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)
16. Buildings which have an occupiable floor greater than 75 feet above grade shall meet high rise requirements. (IFC 2018 Sec 914.3)
17. 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.
18. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
19. A full flow fire meter will be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
20. 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.
21. The maximum domestic only water service shall be 1100 GPM through a maximum 6” domestic service without adding distribution system capacity with a water main extension.
22. The developer shall submit fire hydrant relocation plans meeting the 300 foot maximum spacing along the adjacent public roadways. Plans shall be prepared by a registered professional engineer in Missouri. They shall be submitted to the water main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations.
23. The developer shall accept an easement, vacate existing 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.

A copy of said development plan which also serves as a preliminary plat 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 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