



Legislation Details (With Text)

**File #:** 220877      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Passed  
**File created:** 9/26/2022      **In control:** Council  
**On agenda:** 10/6/2022      **Final action:** 10/6/2022  
**Title:** Sponsor: Director of City Planning and Development Department

Approving a development plan (non-residential) in District B3-2 on about 0.6 acres generally located at the northwest corner of N. Grand Avenue and N.E. Harlem Road to allow for two primary structures on one lot. (CD-CPC-2022-00111)

**Sponsors:** City Plan Commission, Director of City Planning & Development

**Indexes:**

**Code sections:**

**Attachments:** 1. CD-CPC-2022-00111\_FactSht\_8-19-22, 2. 11\_CD-CPC-2022-00111\_Staff Report\_8-16-22, 3. Harlem Flex Site Development Plan 06.13.2022\_v1, 4. Stormwater Report -Harlem Flex N 300 Grand Ave 06.13.2022\_v1, 5. 8-16-22\_CPC PwrPnt\_CD-CPC-2022-00111, 6. Dispo\_8-16-22, 7. Authenticated Ordinance 220877

Date	Ver.	Action By	Action	Result
10/6/2022	1	Council		
10/5/2022	1	Neighborhood Planning and Development Committee	Adv and Do Pass	Pass
9/29/2022	1	Council		

ORDINANCE NO. 220877

Sponsor: Director of City Planning and Development Department

Approving a development plan (non-residential) in District B3-2 on about 0.6 acres generally located at the northwest corner of N. Grand Avenue and N.E. Harlem Road to allow for two primary structures on one lot. (CD-CPC-2022-00111)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-2 on about 0.6 acres generally located at the northwest corner of N. Grand Avenue and N.E. Harlem Road, and more specifically described as follows:

All of Lots 7, 8, 15 & 16, Block 7 & vacated alley between, Harlem, a subdivision of land in Kansas City, Clay County, Missouri

is hereby approved, subject to the following conditions:

1. 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.
2. 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.
  3. 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.
  4. 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.
  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.
  7. 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)
  8. Required Fire Department access roads shall be provided prior to construction/demolition. They shall be an all-weather surface and designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2012: § 503.2.3)
  9. 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.
  10. The developer shall cause a water flow test to be completed prior to a certificate of occupancy to ensure there is adequate water pressure to serve the development.
  11. The developer shall obtain any and all necessary permits and/or permissions regarding building and development from the North Kansas City Levee District.

A copy of said development plan and preliminary plat is on file in the office of the City Clerk with this ordinance and 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