



Legislation Details (With Text)

**File #:** 220522      **Version:** 1      **Name:**

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**File created:** 6/8/2022      **In control:** Neighborhood Planning and Development Committee

**On agenda:** 6/29/2022      **Final action:** 6/23/2022

**Title:** Approving a development plan on an area of about 13.08 acres generally located at 8301 Indiana Ave in Districts M3-5 (Manufacturing 3) and M1-5 (Manufacturing 1) to allow for a multi-purpose trucking facility, including office space, a maintenance shop, wash bay, outdoor storage, and fueling facilities. (CD-CPC-2022-00015)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 220522 Fact Sheet, 2. 220522 Fiscal Note, 3. 8\_CD-CPC-2022-00015-StaffReport, 4. Republic Services CPC Dispo, 5. City Council PPT CD-CPC-2022-00015, 6. Authenticated Ordinance 220522

Date	Ver.	Action By	Action	Result
6/23/2022	1	Council		
6/16/2022	1	Council	referred	

ORDINANCE NO. 220522

Approving a development plan on an area of about 13.08 acres generally located at 8301 Indiana Ave in Districts M3-5 (Manufacturing 3) and M1-5 (Manufacturing 1) to allow for a multi-purpose trucking facility, including office space, a maintenance shop, wash bay, outdoor storage, and fueling facilities. (CD-CPC-2022-00015)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a Development Plan in District M3-5 (Manufacturing 3) and M1-5 (Manufacturing 1) on an area of about 13.08 acres generally located at 8301 Indiana Ave, and more specifically described as follows:

SE 1/4, Section 15, Township 48 North, Range 33 West and NE 1/4, Section 22, Township 48 North, Range 33 West, Kansas City, Jackson County, Missouri.

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 street tree plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
2. Administrative adjustments for alternative compliance are approved pursuant to 88-425-13 in allowing only a portion of the developed site to have continuous street tree coverage.

3. 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.
4. 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
5. The developer shall obtain a floodplain certificate from Development Services prior to beginning any construction activities within the floodplain.
6. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
7. 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.
8. 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.
9. 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.
10. 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.
11. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
12. 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)
13. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates will require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6).
14. Fire hydrant distribution shall follow IFC-2018 Table C102.1.

15. 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)
16. Fire Department access roads shall be provided prior to construction/demolition projects beginning. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
17. 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)
18. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3)
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. 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 developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
22. 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.
23. 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. Service lines shall be DIP not PVC.
24. The existing water service line will need to be killed at the public water main.
25. The developer shall submit water main extension 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.
26. All fire hydrants, existing and proposed, public and private, shall be included in the plans at 300' or less intervals.

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