



Legislation Text

File #: 220582, Version: 1

ORDINANCE NO. 220582

Approving a development plan in District M2-3 on about 36 acres generally located at the southeast corner of N.W. 106th Street and N. Congress Avenue to allow for 203,000 square foot building addition to the existing office and warehouse. (CD-CPC-2022-00074)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District M2-3 (Manufacturing) on about 36 acres generally located at the southeast corner of N.W. 106th Street and N. Congress Avenue, and more specifically described as follows:

Lot 1, Skyport 1st Plat, A Subdivision is Kansas City, Platte County, Missouri

is hereby approved, subject to the following conditions:

1. 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.
2. 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.
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 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.
5. Fire hydrant distribution shall follow IFC 2018 Table C102.1.
6. 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)

7. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC 2018 § 507.1)
8. Required Fire Department access roads shall be an all-weather surface. (IFC 2012: § 503.2.3)
9. 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)
10. 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)
11. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC 2018: § 503.2.4)
12. 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)
13. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of Kansas City Water rules and regulations.
14. 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.
15. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
16. 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.

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 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.

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Senior Associate City Attorney