Legislation Details (With Text)

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Title:	Approving a development plan in District M1-5 generally located at the southeast corner of Missouri Route 150 and Botts Road to allow for a 1.3 million square foot office/warehouse development within two buildings on about 110 acres. (CD-CPC-2020-00074)				
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Date	Ver.	Action By	Action	Result
8/12/2021	1	Council	Passed	Pass
8/11/2021	1	Neighborhood Planning and Development Committee	Adv and Do Pass, Debate	Pass
8/5/2021	1	Council	referred	
8/5/2021	1	Council		

ORDINANCE NO. 210652

Approving a development plan in District M1-5 generally located at the southeast corner of Missouri Route 150 and Botts Road to allow for a 1.3 million square foot office/warehouse development within two buildings on about 110 acres. (CD-CPC-2020-00074)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District M1-5 (Manufacturing 1-5) generally located at the southeast corner of Missouri Route 150 and Botts Road, and more specifically described as follows:

All of Lot 2, Centerpoint Intermodal Center, Second Plat, a subdivision in Kanas city, Jackson County, Missouri; and

That portion of the following described real property lying above the top of the Winterset Ledge of Limestone Rock: A tract of land in the Northwest Quarter and the Northeast Quarter of Section 35 in Township 47 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described as follows: Commencing at the northwest corner of said Northwest Quarter; thence South 03°35'11" West, along the west line of said Northwest Quarter, 1,992.63 feet; thence South 86°24'49" East, 444.98 feet to the point of beginning of the tract of land to be herein described, said point being on the easterly right of way line of Botts Road, as established by Special Warranty Deed recorded as Document No. 2008E0117523, said point also being the northwest corner of Lot 2, Centerpoint Intermodal

Center Second Plat, a subdivision of land recorded November 17, 2014, as Document No. 2014E0095666, in Book 1-153 at page 7; thence North 66°53'23" East, along the northerly line of said Lot 2, 689.63 feet; thence North 60°33'04" East, along the northerly line of said Lot 2, 627.59 feet; thence North 67°05'52" East, along the northerly line of said Lot 2, and along the northerly line of Lot 1, said Centerpoint Intermodal Center Second Plat, 1513.98 feet; thence northeasterly along the northerly line of said Lot 1, along a curve to the left being tangent to the last described course with a radius of 424.00 feet, a central angle of 38°34'22" and an arc distance of 285.45 feet; thence North 28°31'30" East, along the northerly line of said Lot 1, 91.20 feet to the most northerly corner of said Lot 1 and a point on the westerly right of way line of Andrews Road as established by Special Warranty Deed recorded as Document No. 2008E0117522; thence North 03°41'03" East, along said westerly right of way line, 200.78 feet to a point on the southerly right of way line of Missouri State Highway No. 150 as established by Document No. 1999K0073310 corrected by Document No. 2007E0082740 and also established by Document No. 1999K0075103 corrected by 2007E0082741; thence South 84° 39'29" West, along said southerly right of way line, 126.60 feet; thence South 86°42'41" West, along said southerly right of way line, 245.36 feet; thence North 87°17'27" West, along said southerly right of way line, 703.91 feet; thence North 86°24'47" West, along said southerly right of way line, 489.53 feet to a point on the southerly right of way line of said Missouri State Highway No. 150 as established by Document No. 2010E0065746; thence South 79°44'00" West, along said southerly right of way line, 230.27 feet (deed=South 79°44'52" West, 230.22 feet); thence North 88°32'18" West, along said southerly right of way line, 782.09 feet; thence South 69°31'19" West, along said southerly right of way line, 447.28 feet; thence South 57° 37'12" West, along said southerly right of way line, 158.57 feet; thence South 11°29'37" West, along said southerly right of way line, 236.50 feet; to a point on the aforesaid easterly right of way line of Botts Road as established by Special Warranty Deed recorded as Document No. 2008E0117523, thence South 03°35'11" West, along said easterly right of way line of Botts Road, 189.72 feet; thence southerly continuing along said easterly right of way line of Botts Road, along a curve to the left being tangent to the last described course with a radius of 660.00 feet, a central angle of 08°28'32” and an arc distance of 97.63 feet to a point on the easterly right of way line of Botts Road as established by aforesaid Document No. 2010E0065746; thence South 08°37'03" East, along last said easterly right of way line, 80.37 feet; thence South 22° 18'22" East, along last said easterly right of way line, 121.34 feet; thence South 68°18'08" West, along last said easterly right of way line, 11.24 feet to a point on the easterly right of way line of Botts Road as established by aforesaid Document No. 2008E0117523; thence southeasterly along last said easterly right of way line, along a curve to the left having an initial tangent bearing of South 22°27'30" East with a radius of 660.00 feet, a central angle of 00°26'38" and an arc distance of 5.11 feet; thence South 22°54'08" East, along last said easterly right of way line, 752.64 feet to the point of beginning.

is hereby approved, subject to the following conditions:

1. Prior to issuance of a final certificate of occupancy, all landscaping as shown on the approved landscape plan, including trees, plant material and structural elements, must be in place and healthy, as certified by a sealed letter submitted by a registered landscape architect licensed in the State of Missouri. (Section 88-425-11-A.4)

2. Prior to issuance of a final certificate of occupancy, a sealed letter by a licensed engineer shall be submitted, stating that photometric on the site comply with the approved photometric plan. (Section 88-430-06-C)

3. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit, whichever occurs first.

4. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first as required by the Land Development Division.

5. 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.

6. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.

7. 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.

8. 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.

9. 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.

10. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

11. 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.

12. The developer shall integrate into the existing streetlight system any relocated existing 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.

13. All construction shall be in compliance of the applicable building codes which are in effect at the time of construction and shall be built under valid building permits issued by the City

Planning and Development Department. (IFC-2018 § 102.4)

14. 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 241-2013 § 8.7.2)

15. 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)

16. The project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

17. Fire hydrant distribution shall follow IFC-2018, Table C102.1.

18. 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)

19. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2012: § D104.3)

20. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

21. The developer shall submit for review and approval, prior to issuance of any building permits, public improvement plans for any adjustments to existing stormwater management facilities covered by previously-recorded maintenance covenants as required to meet current stormwater design criteria or to remediate and return said facilities to previously permitted or as-built conditions, as applicable.

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.

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
Assistant City Attorney