Legislation Details (With Text)

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File created:	6/20/2024		**In control:**	Council	
On agenda:	8/1/2024		**Final action:**	8/1/2024	
Title:	Sponsor: Director of City Planning and Development Department Approving a development plan on about 2.4 acres in District B3-3 generally located at N.W. Tiffany Springs Parkway and Interstate 29 to allow for the construction of a hotel. (CD-CPC-2024-00019)				
Sponsors:	Director of City Planning & Development Department				
Indexes:					
Code sections:					
Attachments:	1. Docket Memo_10000NPolo, 2. 01_CD-CPC-2024-00019_10000NPoloDr, 3. 10000 N Polo Drive_PPT, 4. City Plan Commission Disposition Letter, 5. City Plan Commission Stamped Plans, 6. Authenticated Ordinance 240564				

Date	Ver.	Action By	Action	Result
8/1/2024	1	Council	Passed	Pass
7/30/2024	1	Neighborhood Planning and Development Committee	Adv and Do Pass	
7/16/2024	1	Neighborhood Planning and Development Committee	Hold on Agenda	
6/27/2024	1	Council	referred	

ORDINANCE NO. 240564

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 2.4 acres in District B3-3 generally located at N.W. Tiffany Springs Parkway and Interstate 29 to allow for the construction of a hotel. (CD-CPC-2024-00019)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B3-3 (Community Business (Dast 3)), generally located at N.W. Tiffany Springs Parkway and Interstate 29, and more specifically described as follows:

Tract A of the certain lot split survey of Lots 12D, 12E and 12F, Executive Hills North, Blocks 12 and 26, Kansas City, Platte County, Missouri more particularly described as follows: Beginning at the southwest corner of said lot split, thence North 13 degrees 32 minutes 44 seconds East, a distance of 512.96 feet; thence North 25 degrees 46 minutes 55 seconds East, a distance of 54.91 feet to a point on the southerly right-of-way line of Tiffany Springs Parkway said point also being a point of curvature; thence continuing with said southerly right-of-line of Tiffany Springs Parkway, on a curve to the right, having a radius of 272.00 feet, a central angle of 15 degrees 26 minutes 25 seconds, an initial tangent bearing South 72 degrees 36 minutes 33 seconds East, an arc distance of 73.38 feet; thence continuing with said southerly right-of-line of

Tiffany Springs Parkway, South 57 degrees 00 minutes 00 seconds East, a distance of 146.18 feet to a point of curvature said point also being on the westerly right-of-line of North Polo Drive; thence continuing with said westerly right-of-line of North Polo Drive, on a curve to the right, having a radius of 35.00 feet, a central angle of 53 degrees 28 minutes 54 seconds, an initial tangent bearing of South 27 degrees 18 minutes 29 seconds East, an arc distance of 32.67 feet; thence on a curve to left, having a radius of 734.67 feet, a central angle of 29 degrees 56 minutes 16 seconds, an arc distance of 375.91 feet; thence South 88 degrees 18 minutes 00 seconds West, a distance of 246.12 feet to the point of beginning. The above described tract contains 103,622 square feet or 2.38 acres.

is hereby approved, subject to the following conditions:

1. All signage shall conform to 88-445 and shall require a sign permit prior to installation.

2. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.

3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy.

4. 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.

5. 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.

6. The developer shall apply for and receive approval of a variance to 88-323-02-B-2, prior to a certificate of occupancy. Should a variance be denied by the Board of Zoning Adjustment the developer shall revise the plans to be compliant with the Zoning and Development Code.

7. A deviation to the lot and building standards for O and B Districts (Table 120-2) to allow for a 60 foot tall building is hereby approved.

8. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) 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 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.

10. The developer shall submit a letter to the Land Development Division from a licensed civil

engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

11. 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.

12. 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

13. 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.

14. 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.

15. 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.

16. 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.

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

18. 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) All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).

19. A 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 designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3) The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius (IFC-2018: § 503.2.4) and shall provide fire lane signage on fire access drives.

20. 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).

21. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

22. 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.

23. The developer shall obtain Kansa City Water Services Department approval of the final grading plan within the existing 24" transmission main easement along the west side of the property. The grading plan shall retain 5' min. cover and no more than 15' of cover. Follow the requirements of the existing water easement such as no structures within the easement. Storm drain pipes parallel to the water main shall be located a minimum of 10' away.

24. The developer shall grant a BMP easement to the City prior to issuance of any building permits.

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 and development plan 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.

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Ahnna Nanoski, AICP
Secretary, City Plan Commission

Approved as to form:

_____
Sarah Baxter
Senior Associate City Attorney