File #: 250085, **Version:** 2

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 250085

Sponsor: Director of City Planning and Development Department
COMMITTEE SUBSTITUTE

Rezoning an area of about 1.83 acres generally located at the northwest and northeast corners of E. 31st Street and Walnut Street, northeast corner of E. 31st Street and Grand Avenue, and northeast corner of E. 31st Street and McGee Street from District UR to District UR and approving a development plan, also serving as a preliminary plat, to allow a major amendment to an existing UR plan for 5 multi-unit residential buildings. (CD -CPC-2024-00190).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1462, rezoning an area of about 1.83 acres generally located at the northwest and northeast corners of E. 31st Street and Walnut Street, northeast corner of E. 31st Street and Grand Avenue, and northeast corner of E. 31st Street and McGee Street from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), said section to read as follows:

Section 88-20A-1462. That an area legally described as:

Lots 9 and 10, Warwick Ridge, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Lots 25, 26, 27, 28 and 29, and the south 1/2 of vacated alley lying north of and adjacent to part of Lot 27 and all of Lots 28 and 29, Warwick Ridge, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Lots 11, 12 & 13 and that part of the vacated 7 foot alley east of and adjoining Lot 11, Withers' Addition, a subdivision in Kansas City, Jackson County, Missouri.

The north 40 feet of Lot 33, together with the south half of vacated alley lying north and adjoining, Warwick Ridge, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

The north 32.2 feet of the south 80 feet of Lot 33, Warwick Ridge, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

The south 47.80 feet of Lot 33, Warwick Ridge, a subdivision in Kansas City, Jackson County, Missouri.

Lot 34, together with the south half of vacated alley lying north and adjoining, Warwick Ridge, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

is hereby rezoned from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1462, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall install signage for all on-street loading zones with permitted and/or prohibited times of use at the time of UR final plan submittal.

2. The developer shall secure approval of an UR final plan from the Development Management Division staff prior to a building permit.

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

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. Prior to issuance of the certificate of occupancy for each lot within the plat 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.

6. All fencing shall comply with the Main Corridor Overlay and be reviewed at the time of a building plan submittal.

7. Prior to recording of the final plat or issuance of building permits, whichever occurs first, the developer shall secure approval for private open space tracts at the time of the UR final submittal.

8. Prior to a certificate of occupancy, the developer shall submit and record a final plat in accordance with the preliminary plat.

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

10. 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

11. All Fire Department Connections (FDC) shall be threaded connections (2 1/2 inch NHT), Stortz

connections are not allowed in the City of Kansas City, Missouri (IFC-2018 § 903.3.6; NFPA 13 -2010 § 6.8.1).

12. 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).

13. The proposed building shall have a Fire Department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)

14. Consider adding reinforcement to the exterior doors of the property for safety. Items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of crimes.

15. Address must be determined, and location should be identified/shown on plan elevations prior to approval of a building permit. Addresses should be placed on a building near main entries and be large enough to see from the main public street.

16. 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.

17. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements. Please note, each area shall provide recreational amenities. UR final plan shall be submitted prior to release of the final plat.

18. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of $20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.

19. 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.

20. 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.

21. 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.

22. 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.

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.

24. No water service line will be less than 1-1/2” in diameter where three or more units or commercial building will be served by one domestic service line and meter.

25. 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.

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

27. 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.

28. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department 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.

29. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department 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.

30. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.

31. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department evaluating proposed improvements and impact to

drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Kansas City Water Services Department prior to recording the plat.

32. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Kansas City Water Services Department, prior to recording the plat.

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 C. 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.

_____
Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

_____
Sarah Baxter
Senior Associate City Attorney