



File #: 240379

ORDINANCE NO. 240379

Approving a major amendment to a development plan for an existing self-storage facility on about 10.65 acres in District B4-5 generally located at the southwest corner of N.W. Cookingham Drive and North Congress Avenue to allow for increased height and an increase in the number of units. (CD-CPC-2024-00006)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a major amendment to a previously approved development plan in District B4-5 (Heavy Business (Dash 5)) generally located at the southwest corner of N.W. Cookingham Drive and North Congress Avenue and more specifically described as follows:

That part of the East Half of the Northwest Quarter and that part of the West Half of the Northeast Quarter of Section 24, Township 52 North of the Baseline, Range 34 West of the Fifth Principal Meridian, Kansas City, Platte County, Missouri, lying Northerly of Interstate Highway Route 435, South of Missouri State Highway Route 291, and West of North Congress Avenue, more particularly described as follows: Commencing at the Northeast Corner of the Northwest Quarter of said Section 24; thence South 00°46'24" West on the East Line of said Northwest Quarter, 130.48 feet to the South Right-of-Way Line of Missouri Highway Route 291 and the point of beginning; thence North 80°47'26" East on said South Right-of-Way Line, 194.87 feet to an Angle Point in said South Right-of-Way Line, being 40.0 feet Southerly of Missouri Highway Route 291 Centerline Station 195+00.0; thence South 89°25'53" East on said South Right-of-Way Line, 80.08 feet to the West Right-of-Way Line of Congress Avenue; thence South 44°32'00" East on said West Right-of-Way Line, 42.38 feet to an Angle Point in said West Right-of-Way Line; thence South 00°20'30" West on said West Right-of-Way Line, 946.76 feet to the North Right-of-Way Line of Interstate 435; thence North 82°25'29" West on said North Right-of-Way Line, 29.92 feet to an Angle Point in said North Right-of-Way Line, being 150.0 feet Northeasterly of Interstate 435 Centerline Station 762+50.0; thence North 54°18'48" West on said North Right-of-Way Line, 308.49 feet to an Angle Point in said North Right-of-Way Line, being 221.0 feet Northeasterly of Interstate 435 Centerline Station 759+17.0; THENCE North 45°28'18" West on said North Right-of-Way Line, 271.17 feet to an Angle Point in said North Right-of-Way Line, being 280.0 feet Northeasterly of Interstate 435 Centerline Station 756+12.0; thence North 34°35'06" West on said North Right-of-Way Line, 344.25 feet to an Angle Point in said North Right-of-Way Line, being 363.0 feet Northeasterly of Interstate 435

Centerline Station 752+37.23; thence North 26°02'36" West on said North Right-of-Way Line, 330.43 feet to an Angle Point in said North Right-of-Way Line, being 475.4 feet Northeasterly of Interstate 435 Centerline Station 749+26.5, also being 70.4 feet Southerly of Missouri Highway Route 291 Centerline Station 202+09.6; thence South 79°48'09" East on said Missouri Highway Route 291 South Right-of-Way Line, 272.44 feet to an Angle Point in said South Right-of-Way Line, being 116.0 feet Southerly of Missouri Highway Route 291 Centerline Station 199+41.0; thence North 80°47'26" East on said South Right-of-Way Line, 252.63 feet to the point of beginning, containing 10.89 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 proposed development is located in an area where the Kansas City International Airport height zoning restrictions apply. No structure in this area shall be constructed which exceeds these restrictions.
3. 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.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
5. 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.
6. 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.
7. 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)

8. 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.


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.

Ahna Nanoski, AICP
Secretary, City Plan Commission

Approved as to form:


Sarah Baxter
Senior Associate City Attorney



Authenticated as Passed


Quinton Lucas, Mayor


Marilyn Sanders, City Clerk

APR 18 2024

Date Passed