

**AN ORDINANCE AMENDING CITY CODE CHAPTER 400 REGARDING
STORMWATER MANAGEMENT REPORTS**

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF LONE JACK, MISSOURI, AS FOLLOWS:

SECTION 1. That Section 400.210.B of the Code of Ordinances of the City of Lone Jack, Missouri, is hereby amended to read as follows (additions are underlined; deletions contain a strikethrough):

Submittal Requirements. Applicants for preliminary plat approval shall submit a complete application and other required materials and information to the Zoning Administrator. The preliminary plat shall be in sufficient detail to convey the applicant's intentions in platting the proposed subdivision. It shall contain a written description of the existing conditions on the tract and the necessary drawings and sketches as required by this Chapter to convey the applicant's plan of development. The plat shall be signed by a registered surveyor.

A stormwater management report shall be submitted with any preliminary plat application that:

- (a) disturbs one acre or more of land; or
- (b) creates 10,000 square feet or more of new impervious surface; or
- (c) includes construction of new public infrastructure; or
- (d) is otherwise determined by the Zoning Administrator to have a material impact on the stormwater system.

The report shall be prepared and sealed by a licensed professional engineer and shall include hydrologic and hydraulic calculations demonstrating compliance with the City's adopted stormwater requirements. The report shall document that proposed drainage improvements will accommodate runoff from the entire upstream drainage area and are designed to prevent increases in peak flow rates or velocities that would cause downstream flooding. The report shall also describe any proposed control measures, such as detention or retention basins, and identify any off-site improvements necessary to mitigate downstream impacts. All calculations and designs shall be consistent with Section 5600 of the Kansas City Chapter of the American Public Works Association (APWA) Standard Specifications and Design Criteria (February 16, 2011), as adopted by the City.

The Zoning Administrator may require the submission of other technical studies and reports, such as a Traffic Impact Analysis ~~or Stormwater Management Study~~, in order to analyze the proposed plat in the context of the City's adequate public facility requirements.

The Zoning Administrator may waive or modify the requirement for a full stormwater management report based on the nature, size, location, or anticipated impact of the proposed development, provided that the development is unlikely to cause adverse drainage impacts and remains consistent with sound engineering principles and the public health, safety, and welfare. Any such waiver or modification shall be documented in the City's review file.

SECTION 2. That Section 400.430.C.15 of the Code of Ordinances of the City of Lone Jack, Missouri, is hereby added to read as follows:

15. A stormwater management report shall be submitted with any site plan application that:

- (a) disturbs one acre or more of land; or
- (b) creates 10,000 square feet or more of new impervious surface; or
- (c) includes construction of new public infrastructure; or
- (d) is otherwise determined by the Zoning Administrator to have a material impact on the stormwater system.

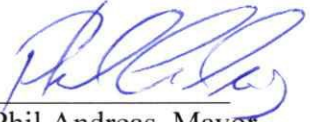
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The Zoning Administrator may waive or modify the requirement for a full stormwater management report based on the nature, size, location, or anticipated impact of the proposed development, provided that the development is unlikely to cause adverse drainage impacts and remains consistent with sound engineering principles and the public health, safety, and welfare. Any such waiver or modification shall be documented in the City's review file.

SECTION 3. This ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by title only, PASSED AND APPROVED by a majority of the Board of Aldermen and APPROVED by the Mayor of the City of Lone Jack, Missouri, this 1st day of July 2025.

Alderman	Vote			
	Aye	Nay	Abstain	Absent
Haley	✓			
Fox	✓			
Krebbs	✓			
McCubbin	✓			
Andreas (in case of tie)				


Phil Andreas, Mayor

ATTEST:

Shannon Carmack, City Clerk

