

ORDINANCE NO. 051196

Approving the preliminary plat of Panijan Subdivision on an approximately 10.48 acre tract of land generally located south of N.W. Linden Road and north of N.W. 67th Terrace, at North Oregon Avenue (extended). (SD 1206)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Panijan Subdivision on an approximately 10.48 acre tract of land generally located south of N.W. Linden Road and north of N.W. 67th Terrace, at North Oregon Avenue (extended) and more specifically described as follows:

A tract in the Northwest Quarter of Section 20, Township 51, Range 33, Platte County, Missouri, described as follows: Beginning at a point which is south 0° 52' 09" West 755.09 feet of the Northeast corner of the Southeast Quarter of said Northwest Quarter; thence continuing South 0° 52' 09" West along the East line of said Northwest Quarter 550.44 feet to the center of said Section 20; thence North 89° 21' 56" West along the South line of said Northwest Quarter 726.0 feet; thence North 0° 52' 09" East parallel to the East line of said Northwest Quarter 721.89 feet to a point in the centerline of Northwest Linden Road as traveled; thence in a Southeasterly direction along said centerline on a curve to the left having a radius of 2752.29 feet, an arc distance of 352.31 feet; thence South 77° 47' 51" East continuing along said centerline 393.60 feet to the point of beginning. Except that part on the North now being used for road purposes.

is hereby approved subject to the following conditions:

1. That the developer shall cause the area to be platted and processed in accordance with Chapter 66, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Subdivision Regulations.
2. That the developer submit a macro/micro storm drainage study to Development Services for approval for the entire development when the first plat is submitted, and that the developer construct any improvements as required by Development Services.
3. That the developer dedicate additional right of way for a collector street with a bike path as required by the Department of Public Works so as to provide a minimum of 36 feet of right of way as measured from the centerline of N.W. Linden Road with the second phase.
4. That the developer improve the southern one-half of N.W. Linden Road to collector street standards as required by the Department of Public Works,

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including curbs, gutters, sidewalks, streetlights, existing roadway section transitions to meet vertical and horizontal alignment standards, and relocation of utilities with the second phase.

5. That the developer design and construct all interior streets to City standards as required by the Department of Public Works, including curb, gutter, storm sewers, streetlights, and sidewalks.
6. That the developer obtain the grading consents, and all grading, temporary construction and drainage/sewer easements from the abutting property owner prior to submitting any public improvements.
7. That the developer shall subordinate to the City all private interest in the area of any right-of-way dedication as required by the Public Works Department, and that the developer shall be responsible for all costs associated with subordination activities.
8. That the developer secure permits to construct sidewalks, curb, gutter, storm sewers, and streetlights as necessary along all development street frontages, as required by Development Services, prior to recording the plat.
9. That any relocated streetlights be integrated into the existing street light system as required by the City Engineer's Office.
10. That the developer submit plans for grading, siltation, and erosion control to Development Services for approval and permitting prior to beginning any construction activities.
11. That the developer secure a land disturbance permit from Development Services prior to beginning any construction, grading, clearing, or grubbing activities, if the disturbed area exceeds one acre.
12. That the developer extend sanitary sewers to ensure individual service is provided to all proposed lots and determine adequacy as required by the Department of Public Works.
13. That the developer extend water mains as required by the Water Services Department.
14. That the developer construct hard surface, all-weather roads and provide for fire protection as required by the Fire Department prior to construction beyond footings and foundations.

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15. That the developer provide a storm water conveyance system to serve all proposed lots within the development and determine adequacy as required by the Department of Public Works.
16. That the developer obtain a floodplain certificate from Development Services prior to beginning any construction activities within the floodplain.
17. That the developer show the limits of the 100-year floodplain on the final plat.
18. That the developer submit a street tree planting plan as part of the final plat with a copy to be submitted to the Department of City Development, secure the approval of the City Forester for street trees planted on right of way in front of residential lots, and plant the street trees in conformance with the plan approved by the City Forester. The plan shall include size, type, species and placement of trees.

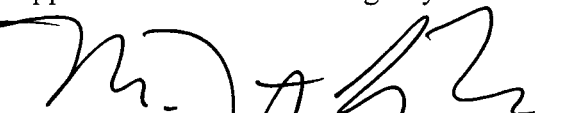
A copy of the preliminary plat is on file in the office of the City Clerk with this ordinance and is made a part hereof.

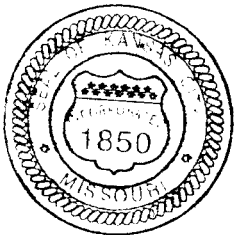
Section B. That the Council finds and declares that before taking any action on the proposed preliminary plat hereinabove, all public notices and hearings required by the Subdivision Regulations have been given and had.

I hereby certify that as required by Chapter 66, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

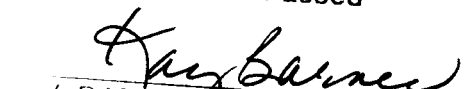
  
Secretary, City Plan Commission

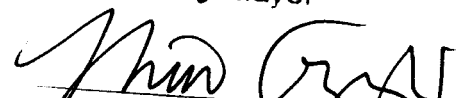
Approved as to form and legality:

  
M. Margaret Sheahan Moran  
Assistant City Attorney



Authenticated as Passed

  
KAY BARNES Mayor

  
City Clerk

DATE PASSED OCT 20 2005