

ORDINANCE NO. 050562

Approving the preliminary plat of Oak Hill Village, Phase 2, on a 5.35 acre tract of land located on the south side of N.W. 90th Street, west of N. Main Street. (SD 1041B)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Oak Hill Village, Phase 2, on a 5.35 acre tract of land located on the south side of N.W. 90th Street, west of N. Main Street, and more specifically described as follows:

All that part of Lots 20 and 21, BIGHAM HEIGHT, a subdivision of land in Kansas City, Clay County, Missouri, and all that part of adjacent half of the vacated Q, O AND KC Railroad, and the vacated North Baltimore Avenue, being more particularly described as follows: Beginning at the Southeast corner of said Lot 21; thence South 89 degrees 49 minutes 35 seconds West, along the South line of said Lot 21 and its westerly prolongation thereof, a distance of 310.00 feet to the centerline of N. Baltimore Avenue (Vacated); thence South 00 degrees 30 minutes 34 seconds West, along the centerline of said N. Baltimore Avenue (Vacated), a distance of 510.00 feet; thence South 89 degrees 49 minutes 35 seconds West, a distance of 9.45 feet; thence South 64 degrees 56 minutes 50 seconds West, a distance of 50.78 feet to the centerline of the Q, O and KC RAILROAD (Vacated); thence North 25 degrees 03 minutes 10 seconds West, along said Q, O and KC RAILROAD (Vacated), a distance of 631.17 feet to the southerly line of N.W. 90th Street; thence North 59 degrees 20 minutes 19 seconds East, along the northerly line of said Lot 20, and the northerly line of said Lot 21, and their easterly and westerly prolongations thereof, also being the southerly Right-of-Way line of N.W. 90th Street, a distance of 608.01 feet; thence continuing along the Northerly line of said Lot 21, easterly along a curve to the right, being tangent to the last described course, having a radius of 25.00 feet, an arc distance of 35.67 feet to the Westerly Right-of-Way line of N. Main Street; thence South 38 degrees 54 minutes 30 seconds East, along the westerly Right-of-Way of said N. Main Street, also being the easterly line of said Lot 21, a distance of 62.40 feet; thence Continuing along the westerly Right-of-Way line of said N. Main Street, southerly along a curve to the Right being tangent to the last described course, having a radius of 200.00 feet, an arc length of 137.59 feet; thence Continuing along the westerly Right-of-Way line of N. Main Street, also being the easterly line of said Lot 21, South 00 degrees 30 minutes 33 seconds West, a distance of 167.65 feet to the Point of Beginning. Said tract contains 5.35 Acres, more or less.

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is hereby approved, subject to the following conditions:

1. That the developer cause the area to be platted and processed in accordance with Chapter 66, Code of Ordinances of Kansas City, Missouri, commonly known as the Subdivision Regulations.
2. That the developer submit a micro storm drainage study to the City Engineer's Office for approval prior to approval of the final plat and that the developer make any improvements as required by the City Engineer's Office.
3. That the developer submit plans for grading and siltation and erosion control to the City Engineer's Office for approval prior to beginning any construction activities.
4. That the developer secure a land disturbance permit from the Department of Public Works prior to beginning any construction, grading, clearing or grubbing activities, if the disturbed area exceeds one acre.
5. That the developer extend water mains as required by the Water Services Department.
6. That the developer extend sanitary sewers and determine adequacy as required by the Department of Public Works.
7. That the developer construct hard surface roads and provide for fire protection as required by the Fire Department prior to construction beyond foundations.
8. That the developer dedicate additional right-of-way for N. Main Street as required by the Department of Public Works so as to provide a total of 50 feet of right-of-way for N. Main Street.
9. That the developer dedicate additional right-of-way for N.W. 90<sup>th</sup> Street as required by the Department of Public Works so as to provide a total of 25 feet of right-of-way on the south side of N.W. 90<sup>th</sup> Street as measured from the centerline of N.W. 90<sup>th</sup> Street.
10. That the developer dedicate right-of-way for N. Wyandotte Avenue as required by the Department of Public Works so as to provide a total of 50 feet of right-of-way for N. Wyandotte Avenue.
11. That the developer improve N. Main Street to residential street standards as required by the Department of Public Works, including construction of curb, gutter and sidewalks and installation of streetlights and relocation of utilities.

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12. That the developer improve the south half of N.W. 90<sup>th</sup> Street to local street standards as required by the Department of Public Works, including construction of curb, gutter and sidewalks and installation of streetlights.
13. That the developer construct N. Wyandotte Avenue to local street standards as required by the Department of Public Works, including construction of curb, gutter and sidewalks and installation of streetlights.
14. That the developer contribute \$4,258.84 in lieu of parkland dedication for 15 single family lots (15 x 3.7 x .006 x \$12,789.30) in satisfaction of Section 66-128 of the Subdivision Regulations.
15. 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 or design guidelines stating this information. Further, that the developer either install said trees within one year of the issuance of the home certificate of occupancy or within two years of the recording of the plat and agree to maintain and guarantee the life of the trees for a period of one year following the installation of the tree(s) as required by the Department of Parks and Recreation or enter into a deferral agreement for the installation, maintenance and guarantee of the trees as required by the Department of Parks and Recreation.
16. That the developer submit a street name signage plan to the Street Naming Committee for review and approval for all street names prior to the submittal of the first final plat.
17. 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.
18. That the developer petition for the vacation of N. Baltimore Avenue.
19. 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.
20. That the developer submit covenants, conditions and restrictions to the Law Department for approval for the maintenance of private open space and enter into a consent agreement for the maintenance of any storm water detention area tracts.

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

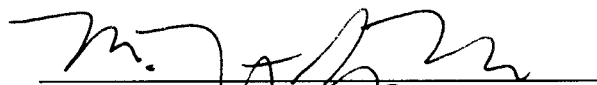
Section B. That the Council finds and declares that before taking any action on the proposed preliminary plat hereinabove, all public notices and hearings required by the Subdivision Regulations have been given and had.

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

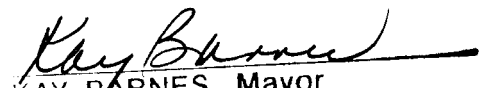
  
Secretary, City Plan Commission

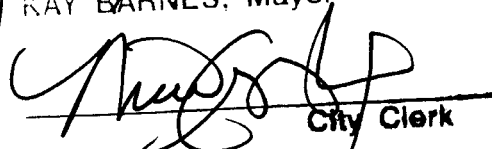
Approved as to form and legality:

  
M. Margaret Sheahan Moran  
Assistant City Attorney



Authenticated as Passed

  
KAY BARNES, Mayor

  
City Clerk

DATE PASSED JUN 16 2005