

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 080530

Approving the preliminary plat of Bethel Acres on a .39 acre tract of land generally located at 4120 N.E. 80th Terrace. (SD 1384)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Bethel Acres on a .39 acre tract of land generally located at 4120 N.E. 80th Terrace, and more specifically described as follows:

All that part of Lot 21, Bethel Acres, a subdivision of land in the City of Kansas City, Clay County, Missouri being described as follows: Commencing at the Southeast corner of the Southeast Quarter of Section 7, Township 51, Range 32, Clay County, Missouri; thence North 89 degrees 32 minutes 44 seconds West, along the South line of said Southeast Quarter, a distance of 204.84 feet; thence North 00 degrees 27 minutes 16 seconds West, a distance of 468.93 feet to the Southwest corner of said Lot 21, also being the Point of Beginning of the tract of land herein to be described; thence North 00 degrees 22 minutes 20 seconds East, along the West line of said Lot 21, a distance of 186.19 feet to the Northwest corner of said Lot 21; thence South 89 degrees 39 minutes 35 seconds East, along the North line of said Lot 21, a distance of 98.50 feet; thence South 00 degrees 14 minutes 40 seconds West, a distance of 186.03 feet to a point on the South line of said Lot 21, also being a point on the Northerly Right-of-Way line of Northeast 80th Terrace; thence North 89 degrees 45 minutes 13 seconds West, along the South line of said Lot 21, also being the Northerly Right-of-Way line of said Northeast 80th Terrace, a distance of 98.92 feet to the Point of Beginning. Said tract contains 0.59 Acres, more or less.

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 the City of Kansas City, Missouri, commonly known as the Subdivision Regulations.
2. That the developer contribute \$233.31 in lieu of parkland dedication for 1 unit ( $1 \text{ unit} \times [3.7 \text{ for SF}] \times .006 \times \$10,509.41 \text{ (year 2008)} = \$233.31$ ) in satisfaction of Section 66-128 of the Subdivision Regulations.
3. That the developer secure approval from the Board of Zoning Adjustment for any necessary variances prior to final plat approval.
4. That the developer submit a detailed micro storm drainage study, consisting at a minimum of a letter from a Missouri licensed civil engineer stating that the proposed improvements will not alter or increase historical

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runoff conditions for the site, to Development Services prior to review and issuance of any building permits, and that the developer construct any improvements as required by Development Services.

5. That the developer improve the northern one-half of N.E. 80th Terrace to local street standards as required by Development Services, including curbs, gutters, storm sewers, sidewalks, streetlights, existing roadway section transitions to meet vertical and horizontal alignment standards, and relocation of utilities or execute an unsecured deferral agreement for these improvements requiring the developer to make these improvements when any adjoining property constructs similar improvements.
6. That the developer submit plans for grading, siltation, and erosion control to Development Services for review, acceptance, and permitting prior to beginning any construction activities.

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.

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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.

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Secretary, City Plan Commission

Approved as to form and legality:

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M. Margaret Sheahan Moran  
Assistant City Attorney