

ORDINANCE NO. 080488

Approving the preliminary plat of Bank of America Plaza on a 2.3 acre tract of land generally located in the southwest quadrant of the I-29 / NW Barry Road interchange. (SD 1276)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Bank of America Plaza on a 2.3 acre tract of land generally located in the southwest quadrant of the I-29 / NW Barry Road interchange, and more specifically described as follows:

All that part of the Southeast Quarter of Section 12, Township 51 North, Range 34 West, in Kansas City, Platte County, Missouri, described as follows: Commencing at the Northeast corner of the Southeast Quarter of Section 12, Township 51 North, Range 34 West; thence North 89 degrees 50 minutes 18 seconds West along the North line of the Southeast Quarter of said Section 12 a distance of 126.64 feet to a point; thence South 0 degrees 09 minutes 42 seconds West a distance of 119.18 feet to the point of intersection of the South right of way line of Barry Road and the West right of way line of Interstate Highway I-29, the point of beginning; thence South 7 degrees 55 minutes 27 seconds East along the West right of way line of Interstate Highway I-29 a distance of 612.98 feet to a point; thence in a Northwesterly direction along a curve to the left whose initial tangent bears North 29 degrees 20 minutes 21 seconds West, having a radius of 350.00 feet, through a central angle of 21 degrees 18 minutes 31 seconds, an arc distance of 130.17 feet to a point on the Southerly prolongation of the East line of Lot 3, Barryview Square, a subdivision in Kansas City, Platte County, Missouri; thence North 5 degrees 14 minutes 55 seconds West along the East line of said Lot 3 and its prolongation a distance of 113.39 feet to a point; thence North 39 degrees 18 minutes 09 seconds West along the East line of said Lot 3 and the East line of Lots 1 and 2, Barryview Square Replat Lot 1 & Part of Lot 2, a subdivision in Kansas City, Platte County, Missouri, a distance of 478.55 feet to a point; thence North 5 degrees 33 minutes 12 seconds West along the East line of said Lot 1 a distance of 27.00 feet to a point; thence North 39 degrees 18 minutes 09 seconds West along the East line of said Lot 1 a distance of 33.97 feet to a point on the South right of way line of Barry Road; thence South 85 degrees 10 minutes 21 seconds East along the South right of way line of Barry Road a distance of 337.49 feet to the point of beginning and containing 92,990 Square feet or 2.134 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.

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2. That the developer grant a Noise and Aviation Easement to the City.
3. That the developer submit plans for grading, siltation, and erosion control to Development Services for approval and permitting prior to beginning any construction activities.
4. 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 equals or exceeds one acre.
5. That the developer extend sanitary sewers to ensure individual service is provided to all proposed lots and determine adequacy as required by Development Services.
6. That the developer provide a storm water conveyance system to serve all proposed lots within the development and determine adequacy as required by Development Services.
7. That the developer provide access restrictions to prohibit direct vehicular access to N.W. Barry Road and Interstate 29 from all lots or units and that the restriction be placed on the final plat.
8. 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.

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