

ORDINANCE NO. 051403

Approving the preliminary plat of Coffee Lofts at Soho on a .293 acre tract of land generally located at the southeast corner of 7th Street and May Street. (SD 1225)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Coffee Lofts at Soho on a .293 acre tract of land generally located at the southeast corner of 7th Street and May Street, and more specifically described as follows:

All of Lot 30, Block 6, KINGS RESURVEY OF BLOCKS 5, 6, 7 AND 8, HUBBARD'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 30, being also the intersection of the South right-of-way line of West 7th Street with the East right-of-way line of May Street, as each Street is now established; thence South 87 degrees 25 minutes 00 seconds East along the North line of said Lot 30, being also along said South right-of-way line, a distance of 142.03 feet (142 feet, Plat), to the Northeast corner of said Lot 30, being also a point on the West line of a vacated 16 feet wide alley; thence South 02 degrees 15 minutes 48 seconds West along the East line of said Lot 30, being also along the West line of said vacated alley, a distance of 89.98 feet (90 feet, Plat), to the Southeast corner of said Lot 30; thence North 87 degrees 25 minutes 00 seconds West along the South line of said Lot 30, a distance of 142.02 feet (142 feet, Plat), to the Southwest corner of said Lot 30, being also a point on the East right-of-way line of said May Street; thence North 02 degrees 15 minutes 29 seconds East along the West line of said Lot 30, being also along said East right-of-way line, a distance of 89.98 feet (90 feet, Plat), to the Point of Beginning. Containing 12,779 square feet or 0.293 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 Kansas City, Missouri, commonly known as the Subdivision Regulations.
2. That the developer secure permits to repair alleys, sidewalks, curbs, and gutters as necessary along all development frontages as required by the Department of Public Works in accordance with Chapters 56 and 64, Code of Ordinances, prior to recording of the plat.

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3. That the developer submit covenants, conditions and restrictions to the Law Department for approval for the maintenance of common areas and private open space tracts.
4. That the developer receive the approval of the Board of Zoning Adjustment for any necessary variances.

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