

ORDINANCE NO. 061400

Approving a preliminary plat of Columbus Park Townhomes on approximately a 0.14 acre tract of land generally located at the northeast corner of Missouri Avenue and Cherry Street. (SD 1279)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Columbus Park Townhomes on approximately a 0.14 acre tract of land generally located at the northeast corner of Missouri Avenue and Cherry Street, and more specifically described as follows:

All of Lot 37, Block 49, LAWRENCE'S ADDITION, a subdivision in Jackson County, Missouri, EXCEPT that part of said Lot taken for the widening of Cherry Street as described in Missouri Warranty Deed Document No. K217946, in Book 498, at Page 1430, described as follows: Beginning at the Southeast corner of Lot 37; thence South 75°37'13" West, along the South line of said Lot 37, a distance of 116.05 feet; thence on a curve to the right having an initial tangent bearing of North 34°39'24" West, a radius of 225.00 feet, a arc length of 42.11 feet; thence South 75°23'46" West, a distance of 2.90 feet; thence North 14°36'14" West, a distance of 9.70 feet, to the Northwest corner of said Lot 37; thence North 75°37'43" East, along the North line of said Lot 37, a distance of 129.51 feet, to the Northeast corner of said Lot 37; thence South 14°35'18" East, along the East line of said Lot 37, a distance of 50.34 feet, to the point of beginning. Containing 6,215 square feet or 0.14 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 secure permits to repair sidewalks, curbs and gutters as necessary along the development street frontage as required by the City Development Department's Development Services group in accordance with Chapters 56 and 64, Code of Ordinances, prior to recording of the plat.
3. That the developer submit covenants, conditions and restrictions to the Law Department for approval for the maintenance of common areas.
4. That the developer contribute \$884.59 in lieu of parkland dedication for 4 single-family units in satisfaction of Section 66-128 of the Subdivision Regulations at a rate of \$9,961.61, per acre.

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5. That the developer receive the approval of the Board of Zoning Adjustment for any necessary variances as determined by the Permit Division.

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