

ORDINANCE NO. 081097

Approving an amendment to a previously approved preliminary plan in District GP-2 on approximately a 44.8 acre tract of land generally located at the northwest corner of Tiffany Springs Parkway and N.W. Prairie View Road. (5985-GP-18)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved preliminary plan in District GP-2 (General Transient Retail Business) on approximately a 44.8 acre tract of land generally located at the northwest corner of Tiffany Springs Parkway and N.W. Prairie View Road, and more specifically described as follows:

That part of the North Half of the Southwest 1/4 and that part of the South Half of the Northwest 1/4, Section 36, Township 52 North, Range 34 West of the 5th Principal Meridian, in Kansas City, Platte County, Missouri, lying westerly of Interstate Highway Route No. 29, described as follows: Commencing at the northwest corner of said Southwest 1/4; thence North 89°59'15" East (all bearings herein are referenced to the Missouri State Plane Coordinate System 1983, West Zone) on the north line of said Southwest 1/4, 899.18 feet to the point of beginning; thence southwesterly on a curve to the right (said curve having an initial tangent bearing South 32°30'54" West, a radius of 600.00 feet, chord bearing South 41°25'01" West, chord distance of 185.69 feet) an arc distance of 186.44 feet to a point of tangency; thence South 50°19'07" West, 191.29 feet to a point of curvature; thence southwesterly on a curve to the left (said curve having a radius of 600.00 feet, chord bearing of South 31°04'07" West, chord distance of 395.63 feet) an arc distance of 403.17 feet to a point of tangency; thence South 11°49'07" West, 466.02 feet to a point of curvature; thence southerly on a curve to the left (said curve having a radius of 1200.00 feet, chord bearing of South 5°47'47" West, chord distance of 251.80 feet) an arc distance of 252.26 feet to a point of tangency; thence South 08°13'33" East, 18.56 feet to the south line of the North Half of said Southwest 1/4; thence North 89°46'27" East on said south line, 2039.15 feet to the west right of way line of said Interstate Highway Route No. 29; thence North 42°47'37" West on said west right of way line, 36.84 feet to a point 310.00 feet westerly from as measured perpendicular to said Route No. 29, Centerline Station 583+27; thence North 55°21'55" West on said west right of way line, 641.35 feet to a point 590.00 feet westerly from as measured perpendicular to said Route No. 29, Centerline Station 577+50; thence North 78°06'50" West on said west right of way line, 180.74 feet to a point 725.65 feet westerly from as measured perpendicular to said Route No. 29, Centerline Station 576+30.56; thence North 25°04'46" West on said west right of way line, 170.00 feet to a point 712.6 feet westerly from as measured perpendicular to said Route No. 29, Centerline Station 574+61.06; thence North

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12807'39" East on said west right of way line, 184.64 feet to a point 590.00 feet westerly from as measured perpendicular to said Route No. 29, Centerline Station 573+23; thence North 8856'19" East on said west right of way line, 555.20 feet to a point 245.00 feet westerly from as measured perpendicular to said Route No. 29, Centerline Station 568+88; thence North 15813'46" west on said west right of way line, 390.00 feet to a point 149.00 feet westerly from as measured perpendicular to said Route No. 29, Centerline Station 565+10; thence North 29828'46" West on said west right of way line, 178.15 feet to the centerline of N.W. 100th Street; thence South 60831'13" West on said centerline, 125.00 feet to a point of curvature; thence southwesterly on a curve to the right on said centerline (said curve having a radius of 1700.00 feet, chord bearing South 68811'54" West, chord distance of 454.24 feet) an arc distance of 455.61 feet to the centerline of N.W. 101st Street Terrace; thence southerly on a curve to the right on said centerline (said curve having an initial tangent bearing South 8858'34" East, radius of 818.51 feet, chord bearing of South 4829'42" East, chord distance of 127.90 feet) an arc distance of 128.03 feet to a point of compound curvature; thence southwesterly on a curve to right on said centerline (said curve having an initial tangency bearing South 0800'51" East, radius of 260.00 feet, chord bearing South 13831'08" West, chord distance of 121.68 feet) an arc distance of 122.82 feet to a point of compound curvature; thence southwesterly on a curve to the right (said curve having an initial tangent bearing South 27803'07" West, radius of 600.00 feet, chord bearing South 29847'01" West, chord distance of 57.19 feet) an arc distance of 57.21 feet to the point of beginning. (Tract contains 44.756 acres, more or less.)

is hereby approved, subject to the following conditions:

1. That the developer submit a letter from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters. The letter must identify state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by Development Services, prior to issuance of a certificate of occupancy.
2. 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.

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3. That the developer secure a site disturbance permit from Development Services prior to beginning any construction, grading, clearing, or grubbing activities, if the disturbed area equals one acre or more.
4. That the developer grant a BMP Easement to the City as required by Development Services prior to issuance of a certificate of occupancy.
5. That the developer provide cross-access easements as required by Development Management prior to the issuance of a certificate of occupancy
6. That the developer submit a final plan to the City Plan Commission for approval, including plans for grading, building elevations, lighting (showing zero footcandles at the property lines), landscaping, screening, berming and signage.
7. That the developer enter into an unsecured deferral agreement, prior to the issuance of a certificate of occupancy, for the construction of a sidewalk along property frontage of N.W. Prairie View Road and grant a public access easement at such time as the adjacent properties to the north and south are constructed.

A copy of said amendment 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 amendment hereinabove, all public notices and hearings required by the Zoning Ordinance have been given and had.

I hereby certify that as required by Chapter 80, 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