

ORDINANCE NO. 050202

Approving an amendment to the Shoal Creek Valley Community Master Plan in District MPC on approximately a 1,508 acre tract of land generally located south of N.E. 96th Street, north of N.E. 76th Street and Shoal Creek Parkway, east of I-435 and west of N.E. Flintlock Road. (12417-P-7)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to the Shoal Creek Valley Community Master Plan in District MPC (Master Planned Community) on approximately a 1,508 acre tract of land generally located south of N.E. 96th Street, north of N.E. 76th Street and Shoal Creek Parkway, east of I-435 and west of N.E. Flintlock Road, and more specifically described as follows:

PARCEL 1: All that part of the Northwest Quarter of Section 14, the Northeast Quarter and the Northwest Quarter of Section 15, the Southwest Quarter and the Southeast Quarter of Section 10, and the Southwest Quarter of Section 11, all in Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri, more particularly described as follows: Commencing at the southeast corner of the Northeast Quarter of said Section 15, thence North 00°32'06" East, with the east line of the Northeast Quarter of said Section 15, a distance of 25.00 feet to a point on the north right-of-way of N.E. 76th Street; thence North 89°04'45" West, with the north right-of-way of N.E. 76th Street, a distance of 314.06 feet; thence North 01°14'40" East, and no longer with the north right-of-way of N.E. 76th Street, a distance of 2594.21 feet to a point on the north line of the Northeast Quarter of Section 15, Township 51 North, Range 32 West; thence North 88°45'51" West, with the north line of the Northeast Quarter of said Section 15, a distance of 2329.98 feet to the northeast corner of the Northwest Quarter of said Section 15; thence North 88°42'51" West, with the north line of the Northwest Quarter of said Section 15, a distance of 1294.14 feet; thence South 00°57'03" West, and no longer with the north line of the Northwest Quarter of said Section 15, a distance of 2033.90 feet; thence North 88°42'31" West, a distance of 428.45 feet; thence South 00°57'03" West, a distance of 478.90 feet to a point on the north right-of-way of N.E. 76th Street; thence with the north right-of-way of N.E. 76th Street on a curve to the right having a radius of 564.69 feet, a central angle of 16°00'04", with an initial tangent bearing of North 56°50'50" West, an arc distance of 157.70 feet; thence continuing with the north right-of-way of N.E. 76th Street, North 40°50'46" West, a distance of 329.85 feet to a point of curvature; thence continuing with the north right-of-way of N.E. 76th Street, on a curve to the left having a radius of 645.33 feet, a central angle of 37°04'20", an arc distance of 417.55 feet to a point on the east right-of-way of Shoal Creek Parkway; thence North 25°05'50" East, with the east right-of-way of Shoal Creek Parkway, a distance of 2149.28 feet

to a point on the south line of the Northwest Quarter of Section 10, Township 51 North, Range 32 West; thence continuing North 25°0550 East, with the east right-of-way of Shoal Creek Parkway, a distance of 228.91 feet to a point of curvature; thence continuing with the east right-of-way of Shoal Creek Parkway on a curve to the left having a radius of 3757.05 feet, a central angle of 23°4524, an arc distance of 1557.79 feet to a point on the south right-of-way of Missouri State Highway Route No. 152; thence with the south right-of-way of Missouri State Highway Route No. 152, South 89°2442 East, a distance of 36.89 feet; thence continuing with the south right-of-way of Missouri State Highway Route No. 152, North 00°3518 East, a distance of 190.00 feet; thence continuing with said right-of-way, North 55°3504 East, a distance of 142.47 feet; thence continuing with said right-of-way on a curve to the left having a radius of 1004.93 feet, a central angle of 20°0115, with an initial tangent bearing of North 85°3236 East, an arc distance of 351.15 feet; thence continuing with said right-of-way, North 65°2833 East, a distance of 226.83 feet; thence continuing with the south right-of-way of Missouri State Highway Route No. 152, North 88°4030 East, a distance of 401.70 to a point on the west line of the Northeast Quarter of Section 10, Township 51 North, Range 32 West; thence continuing North 88°4030 East, with the south right-of-way of Missouri State Highway Route No. 152, a distance of 6.89 feet; thence continuing with said right-of-way, North 80°5414 East, a distance of 942.85 feet; thence continuing with said right-of-way on a curve to the right having a radius of 11314.16 feet, a central angle of 05°4809, with an initial tangent bearing of North 85°3518 East, an arc distance of 1145.83 feet; thence continuing with said right-of-way, South 84°5612 East, a distance of 343.49 feet; thence continuing with the south right-of-way of Missouri State Highway Route No. 152, North 84°4654 East, a distance of 186.62 feet to a point on the west line of the Southwest Quarter of Section 11, Township 51 North, Range 32 West; thence continuing North 84°4654 East, with the south right-of-way of Missouri State Highway Route No. 152, a distance of 213.04 feet; thence continuing with said right-of-way, South 88°3633 East, a distance of 1115.03 feet; thence continuing with said right-of-way, South 57°3901 East, a distance of 58.36 feet; thence continuing with said right-of-way, South 88°3648 East, a distance of 150.00 feet; thence continuing with said right-of-way, North 80°0436 East, a distance of 152.97 feet; thence South 88°3633 East, a distance of 466.90 feet; thence continuing with said right-of-way, South 00°2659 West, a distance of 27.61 feet; thence continuing with the south right-of-way of Missouri State Highway Route No. 152, South 89°1849 East, a distance of 352.81 feet to a point on the west right-of-way of N.E. Flintlock Road; thence with the west right-of-way of N.E. Flintlock Road, and no longer with the south right-of-way of Missouri State Highway Route No. 152, on a curve to the right having a radius of 84.00 feet, a central angle of 22°1715, with an initial tangent bearing of South 22°1715 East, an arc distance of 32.68 feet; thence continuing with

the west right-of-way of N.E. Flintlock Road, South 00°25'30" West, a distance of 423.41 feet; thence continuing with said right-of-way on a curve to the left having a radius of 1055.97 feet, a central angle of 04°27'00", with an initial tangent bearing of South 00°35'34" West, an arc distance of 82.01 feet; thence continuing with said right-of-way, on a curve to the right having a radius of 1100.00 feet, a central angle of 18°23'37", with an initial tangent bearing of South 03°41'22" East, an arc distance of 354.09 feet to a point of compound curvature; thence continuing with said right-of-way on a curve to the right having a radius of 1750.00 feet, a central angle of 22°09'44", an arc distance of 676.91 feet; thence continuing with said right-of-way, South 36°54'59" West, a distance of 535.57 feet; thence continuing with the west right-of-way of N.E. Flintlock Road, South 36°55'52" West, a distance of 584.27 feet to a point on the north line of the Northwest Quarter of Section 14, Township 51 North, Range 32 West; thence continuing South 36°55'52" West, with the west right-of-way of N.E. Flintlock Road, a distance of 109.38 feet to a point of curvature; thence continuing with said right-of-way on a curve to the left having a radius of 1332.00 feet, a central angle of 03°43'23", an arc distance of 86.55 feet to a point of reverse curvature; thence continuing with said right-of-way on a curve to the right having a radius of 25.00 feet, a central angle of 87°41'08", an arc distance of 38.26 feet; thence North 59°06'59" West, a distance of 17.23 feet; thence continuing with said right-of-way, South 30°53'01" West, a distance of 60.00 feet; thence continuing with said right-of-way, South 59°06'59" East, a distance of 17.23 feet to a point of curvature; thence continuing with said right-of-way on a curve to the right having a radius of 25.00 feet, a central angle of 87°41'08", an arc distance of 38.26 feet to a point of reverse curvature; thence continuing with said right-of-way on a curve to the left having a radius of 1332.00 feet, a central angle of 01°01'19", an arc distance of 23.76 feet; thence continuing with said right-of-way, South 37°14'44" West, a distance of 17.01 feet to a point of curvature; thence continuing with said right-of-way on a curve to the left having a radius of 390.00 feet, a central angle of 31°34'54", an arc distance of 214.97 feet; thence continuing with said right-of-way on a curve to the left having a radius of 1332.00 feet, a central angle of 16°26'18", with an initial tangent bearing of South 17°41'23" West, an arc distance of 382.15 feet; thence continuing with said right-of-way, South 01°15'13" West, a distance of 144.17 feet to a point of curvature; thence continuing with said right-of-way on a curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc distance of 39.27 feet; thence continuing with said right-of-way, North 88°44'47" West, a distance of 12.00 feet; thence continuing with said right-of-way, South 01°15'13" West, a distance of 60.00 feet; thence continuing with said right-of-way, South 88°44'47" East, a distance of 12.00 feet to a point of curvature; thence continuing with said right-of-way on a curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc distance of 39.27 feet; thence continuing with the west

right-of-way of N.E. Flintlock Road, South 01°15'13" West, a distance of 640.00 feet to a point of curvature; thence continuing with said right-of-way on a curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc distance of 39.27 feet; thence North 88°44'47" West, a distance of 6.00 feet; thence continuing with said right-of-way, South 01°15'13" West, a distance of 60.00 feet; thence continuing with said right-of-way, South 88°44'47" East, a distance of 6.00 feet to a point of curvature; thence continuing with said right-of-way, on a curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc distance of 39.27 feet; thence continuing with the west right-of-way of N.E. Flintlock Road, South 01°15'13" West, a distance of 677.97 feet to a point of curvature; thence continuing with the west right-of-way of N.E. Flintlock Road on a curve to the right having a radius of 25.00 feet, a central angle of 80°18'21", an arc distance of 35.04 feet; thence continuing with the west right-of-way of N.E. Flintlock Road, South 00°40'20" West, a distance of 19.02 feet to a point on the north right-of-way of N.E. 76th Street; thence North 89°34'46" West, with the north right-of-way of N.E. 76th Street, a distance of 1148.43 feet to the point of beginning.

PARCEL 2: All that part of the Northwest Quarter of Section 9, Township 51, Range 32, in Kansas City, Clay County, Missouri, described as follows: Beginning at the northeast corner of said Quarter Section; thence South 0°28'01" West along the east line of said Quarter Section, 2574.13 feet to a point on the north line of Barry Road, as now established; thence South 89°15'18" West along said north line, 308.98 feet to a point on the easterly of relocated Barry Road, as set forth in Tract No. 2(b) of a deed filed as Document No. D9074 in Book 1176 at page 100, on March 3, 1975; thence westerly and northerly along said easterly line the following courses and distances: thence North 0°33'44" West, 57.58 feet; thence North 76°17'14" West, 293.65 feet; thence North 55°29'03" West, 562.66 feet; thence North 24°36'12" West, 398.56 feet; thence North 3°22'32" East, 1054.11 feet; thence North 40°36'45" West, 306.62 feet; thence South 85°14'20" West, 275.98 feet to a point on the easterly right-of-way line of U.S. Interstate Route No. 435, as set forth in said Tract No. 2 of Document No. D9074; thence North 6°06'34" West along said easterly line, 516.49 feet to a point on the north line of said Quarter Section; thence South 89°52'55" East along said north line, 1713.44 feet to the point of beginning.

PARCEL 3: Portions of the Southwest Quarter and the Southeast Quarter of Section 9 and the Southwest Quarter of Section 10, all in Township 51, Range 32, in Kansas City, Clay County, Missouri, described as follows: Commencing at the northeast corner of the Southwest Quarter of said Section 9; thence South 0°27'59" West along the east line of said Quarter Section, 36.15 feet to a point on the south line of Barry Road, as now established, and the point of beginning of the tract of land to be herein

described; thence South 89°1152 West along said south line, 306.81 feet; thence South 0°3344 West along a jog in said south line, 44.76 feet; thence North 88°0438 West, 102.05 feet along said south line to a point on the northeasterly line of Missouri State Route No. 152, as set forth in Tracts No. 2 and No. 7 in a deed filed as Document No. D9074 in Book 1176 at page 100, filed on March 3, 1975; thence southeasterly and easterly along said northeasterly and northerly line the following courses and distances; thence South 4°2429 East, 50 feet; thence South 44°4829 East, 308.59 feet; thence South 72°3624 East, 323.11 feet; thence North 85°3531 East, 1202.00 feet; thence North 83°3006 East, 548.36 feet; thence South 85°2839 East, 354.30 feet; thence North 85°3531 east, 500 feet; thence North 84°4706 east, 355.04 feet; thence North 67°1716 East, 277.02 feet; thence North 4°2429 West, 104.00 feet to a point on the south line of Barry Road, as now established; thence North 88°1416 West along said south line, 148.86 feet to a point on the southerly line of Barry Road, as relocated to connect with Sycamore Road, as set forth in Tract No. 7 in said Document No. D9074; thence westerly along said southerly line, being a curve to the right, having a radius of 833.94 feet and a central angle of 17°0801, the initial tangent of which bears South 73°3350 West, a distance of 249.38 feet; thence North 72°2827 West along said southerly line, 160.63 feet to a point on the south line of Barry Road, as now established; thence west along said south line the following course and distances: thence North 87°3508 West, 90.31 feet; thence westerly along a curve to the left, from the last described course as a tangent, having a radius of 11,429.16 feet and a central angle of 1°2223, a distance of 273.91 feet; thence South 1°0230 West, normal to the last described curve, 5.00 feet; thence west along a curve to the left, from the last described course as a normal, having a radius of 11,424.16 feet and a central angle of 1°5038, a distance of 367.67 feet; thence South 89°1152 West, tangent to the last described curve, 153.30 feet; thence South 0°4808 East, 10.00 feet; thence South 89°1152 West, 542.00 feet; thence South 0°4808 East, 5.00 feet; thence South 89°1152 West, 83.00 feet; thence North 0°4808 West, 10.00 feet; thence South 89°1152 West, 750.00 feet; thence North 0°4808 West, 10.00 feet; thence South 89°1152 West, 508.63 feet to the point of beginning. Less and except that part of the above described parcel of land that lies east of the east line of the Southeast Quarter of said Section 9.

PARCEL 4: All that part of Sections 3 and 4, Township 51, Range 32, in Kansas City, Clay County, Missouri, being more particularly described as follows: Beginning at the southeast corner of the Fractional Northeast Quarter of said Section 4; thence North 89°5953 West along the south line of said Fractional Quarter Section, 843.31 feet to a point on the west line of the east 50 acres of the East Half of said Fractional Quarter Section; thence North 0°0836 East along said west line, 2548.58 feet to a point 40 feet south of the north line of said Fractional Quarter Section,

being also a point on the south line of N.E. 96th Street, as now established; thence South 89°1151 East along said south line, 119.90 feet; thence North 87°5624 East along said south line, 100.12 feet; thence South 89°1151 East along said south line, 623.41 feet to a point on the east line of said Fractional Quarter Section, being also a point on the west line of the Fractional Northwest Quarter of said Section 3; thence South 89°1843 East along said south line, 341.27 feet; thence continuing easterly along said south line, being a curve to the left, from the last described course as a tangent, having a radius of 2899.82 feet and a central angle of 9°1900, a distance of 471.53 feet; thence North 81°2217 East along said south line and tangent to the last described curve, 406.50 feet; thence continuing easterly along said south line, being a curve to the right, from the last described course as a tangent, having a radius of 2829.82 feet and a central angle of 41543, a distance of 210.50 feet; thence North 89°3441 East along said south line, 96.56 feet; thence continuing easterly along said south line, being a curve to the right, having a radius of 2824.82 feet and a central angle of 3°1702, the initial tangent of which bears North 87°3515 East, a distance of 161.90 feet; thence South 89°0743 East along said south line and tangent to the last described curve, a distance of 238.10 feet; thence North 88°0034 East along said south line, 100.12 feet; thence South 89°0743 East along said south line, 591.62 feet to a point on the prolongation north of the east line of Fractional Northwest Quarter of said Section 3; thence South 0°0034 East along said prolongation and along the east line of said Fractional Northwest Quarter, a distance of 2739.56 feet to the southeast corner thereof; thence North 88°0107 West along the south line of said Northwest Quarter, a distance of 1309.31 feet to the northeast corner of the West Half of the Southwest Quarter of said Section 3; thence South 0°3456 West along the east line of said West Half, a distance of 1307.76 feet to the southeast corner of said West Half; thence North 88°2821 West along the south line of the Northwest Quarter of the Southwest Quarter of said Section 3, a distance of 1301.96 feet to the southwest corner thereof; thence North 0°1634 East along the west line of said Quarter-Quarter Section, a distance of 1318.35 feet to the point of beginning.

PARCEL 5: All that part of the South Half of Section 9 and that part of the Southwest Quarter of Section 10, together with that part of the Northwest Quarter of Section 15, together with that part of the Northwest, Northeast and Southeast Quarter of Section 16, all in Township 51, Range 32 in Kansas City, Clay County, Missouri, including that part of Willis Road and that part of N.E. 76th Street, as said road and street are now both established, all being bounded on the north by the south right-of-way line of Missouri State Highway Route No. 152, as now established, and on the west by the east right-of-way line of U.S. Interstate Highway Route No. 435, as now established, and on the easterly and southerly side by the northwesterly right-of-way line of Shoal Creek Parkway, as now

established, all being more particularly described as follows: Commencing at the northeast corner of the northeast corner of the Southeast Quarter of said Section 16; thence South 89°5900 West along the north line of said Southeast Quarter, a distance of 313.43 feet to a point on the northwesterly right-of-way line of Shoal Creek Parkway; thence the following course and distances along said northwesterly right-of-way line: thence South 25°0603 West, 1471.02 feet; thence southwesterly along a curve to the right tangent to the last described course, having a radius of 1357.20 feet and a central angle of 23°5551, an arc distance of 566.86 feet; thence South 49°0155 West, tangent to the last described curve, a distance of 1.08 feet to a point of intersection with the east right-of-way line of said Willis Road; thence continuing South 49°0155 West, 117.69 feet to a point of intersection with the easterly right-of-way line of said U.S. Interstate Highway Route No. 435; thence South 62°0725 West along said east right-of-way line, a distance of 220.73 feet; thence North 34°5748 West along said east right-of-way line, a distance of 797.05 feet to a point on the north line of the South Half of the Southeast Quarter of said Section 16; thence North 89°5758 along said north line and no longer along said east right-of-way line, a distance of 707.46 feet; thence North 0°1323 East, a distance of 1308.33 feet to a point on the north line of the Southeast Quarter of said Section 16; thence South 89°5900 West along said north line, a distance of 1257 feet to a point on the easterly right-of-way line of U.S. Interstate Highway Route No. 435; thence the following courses and distances along said easterly right-of-way line; thence North 20°5806 West, 144.53 feet to a point on the west line of the Northeast Quarter of said Section 16: thence North 0°5158 East along said west line and said easterly right-of-way, a distance of 647.91 feet; thence South 89°5900 West continuing along said easterly right-of-way line, a distance of 258.04 feet; thence North 20°5806 West, 156.43 feet; thence North 28°5617 West, 252.44 feet; thence North 69°0154 East, 90 feet; thence North 20°5806 West, 250 feet; thence South 69°0154 West, 90 feet; thence North 21°0020 West, 1243.94 feet; thence North 5°0639 West, 491.43 feet; thence North 23°4442 East, 566.20 feet; thence North 38°3739 East, 807.49 feet; thence North 59°5703 East, a distance of 544.62 feet to a point of intersection with the south right-of-way line of said Missouri State Highway Route No. 152; thence the following courses and distances along said south right-of-way line; thence South 89°2851 East, 1164.30 feet; thence North 85°3531 East, 340 feet; thence North 81°4640 East, 902 feet; thence North 83°3615 East, 461.28 feet; thence South 78°2306 East, 405.76 feet; thence southeasterly along a curve to the left, tangent to the last described course, having a radius of 1497.40 feet and a central angle of 16°0030, an arc distance of 418.37 feet; thence South 72°5223 East, a distance of 86.74 feet; thence South 0°3531 West, 190 feet; thence South 89°2429 East, a distance of 43.09 feet to a point on the westerly right-of-way line of said Shoal Creek Parkway; thence the following courses and distances along

said westerly right-of-way line: thence southerly and southwesterly along a curve to the right, having an initial tangent bearing of South 1°23'12" West, a radius of 3557.08 feet and a central angle of 25°42'51", an arc distance of 1472.23 feet; thence South 25°06'03" West, a distance of 3212.82 feet to the point of beginning.

PARCEL 6: All that part of the Northwest Quarter of Section 11, the Northeast Quarter and Northwest Quarter of Section 10, and the Southwest Quarter of Section 3, all in Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri, more particularly described as follows: Beginning at the northwest corner of the Northwest Quarter of said Section 11, thence South 89°25'06" East, with the north line of the Northwest Quarter of said Section 11, a distance of 2533.42 feet to a point on the west right-of-way of N.E. Flintlock Road; thence South 00°26'45" West, with the west right-of-way of N.E. Flintlock Road, a distance of 870.52 feet to a point of curvature; thence continuing with the west right-of-way of N.E. Flintlock Road, on a curve to the right having a radius of 4986.00 feet, a central angle of 04°06'45", an arc distance of 357.88 feet to a point of reverse curvature; thence continuing with the west right-of-way of N.E. Flintlock Road, on a curve to the left having a radius of 5054.00 feet, a central angle of 04°06'45", an arc distance of 362.76 feet; thence continuing with the west right-of-way of N.E. Flintlock Road, South 00°26'45" West, a distance of 623.59 feet to a point of curvature; thence continuing with the west right-of-way of N.E. Flintlock Road, on a curve to the right having a radius of 21.00 feet, a central angle of 64°38'06", an arc distance of 23.69 feet; thence continuing with the west right-of-way of N.E. Flintlock Road, South 00°26'45" West, a distance of 309.74 feet to a point on the north right-of-way of line Missouri State Highway Route No. 152; thence North 88°36'33" West, with the north right-of-way of Missouri State Highway Route No. 152, a distance of 674.66 feet; thence continuing with the north right-of-way of Missouri State Highway Route No. 152, South 89°06'01" West, a distance of 100.08 feet; thence continuing with said north right-of-way, North 88°36'33" West, a distance of 745.00 feet; thence continuing with said north right-of-way, North 82°41'18" West, a distance of 135.72 feet; thence continuing with said north right-of-way, South 87°44'59" West, a distance of 220.45 feet; thence continuing with said north right-of-way, North 88°36'33" West, a distance of 600.00 feet; thence continuing with the north right-of-way of Missouri State Highway Route No. 152, North 81°35'33" West, a distance of 17.33 feet to a point on the east line of the Northeast Quarter of Section 10, Township 51 North, Range 32 West; thence continuing North 81°35'33" West, with the north right-of-way of Missouri State Highway Route No. 152, a distance of 179.14 feet; thence continuing with said north right-of-way, North 88°36'33" West, a distance of 203.78 feet; thence continuing with said north right-of-way, North 73°54'20" West, a distance of 145.77 feet; thence continuing with said

north right-of-way, South 84°3653 West, a distance of 521.95 feet; thence continuing with said north right-of-way, South 88°3650 West, a distance of 263.53 feet; thence continuing with said north right-of-way, North 00°2104 East, a distance of 83.23 feet; thence continuing with said north right-of-way, South 86°3259 West, a distance of 399.67 feet; thence continuing with said north right-of-way, South 88°1638 West, a distance of 852.64 feet; thence continuing with the north right-of-way of Missouri State Highway Route No. 152, North 88°2409 West, a distance of 54.53 feet to a point on the east line of the Northwest Quarter of Section 10, Township 51 North, Range 32 West; thence continuing North 88°2409 West, with the north right-of-way of Missouri State Highway Route No. 152, a distance of 174.73 feet; thence continuing with said north right-of-way, on a curve to the right having a radius of 482.96 feet, a central angle of 29°3645, with an initial tangent bearing of North 88°3439 West, an arc distance of 249.61 feet; thence continuing with said north right-of-way, North 54°4547 West, a distance of 280.53 feet; thence continuing with said north right-of-way on a curve to the left having a radius of 682.96 feet, a central angle of 30°3049, with an initial tangent bearing of North 58°4814 West, an arc distance of 363.72 feet; thence continuing with the north right-of-way of Missouri State Highway Route No. 152, North 39°5253 West, a distance of 98.23 feet; thence continuing with the north right-of-way of Missouri State Highway Route No. 152, North 89°2933 West, a distance of 52.13 feet to a point on the east right-of-way of Shoal Creek Parkway; thence North 00°3436 East, with the east right-of-way of Shoal Creek Parkway, a distance of 1701.18 feet; thence continuing with the east right-of-way of Shoal Creek Parkway, North 04°1157 East, a distance of 120.59 feet; thence continuing with the east right-of-way of Shoal Creek Parkway, North 00°2507 West, a distance of 42.91 feet; thence continuing with the east right-of-way of Shoal Creek Parkway on a curve to the right having a radius of 2764.79 feet, a central angle of 05°1031, with an initial tangent bearing of North 03°5158 East, an arc distance of 249.73 feet to a point of reverse curvature; thence continuing with the east right-of-way of Shoal Creek Parkway on a curve to the left having a radius of 2928.35 feet, a central angle of 00°4543, an arc distance of 38.95 feet to a point on the south line of the Southwest Quarter of Section 3, Township 51 North, Range 32 West; thence continuing with the east right-of-way of Shoal Creek Parkway, on a curve to the left, tangent to the last described curve; having a radius of 2928.35 feet, a central angle of 07°3435, an arc distance of 387.22 feet; thence continuing with the east right-of-way of Shoal Creek Parkway, North 00°4211 East, a distance of 185.15 feet; thence South 87°4240 East, and no longer with the east right-of-way of Shoal Creek Parkway, a distance of 497.44 feet; thence South 22°2638 East, a distance of 611.58 feet to a point on the north line of the Northwest Quarter of Section 10, Township 51 North, Range 32 West; thence continuing South 22°2638 East, a distance of 120.78 feet; thence South

46°5227 East, a distance of 337.89 feet to a point on the west line of the Northeast Quarter of Section 10, Township 51 North, Range 32 West; thence continuing South 46°5227 East, a distance of 960.86 feet; thence South 17°5623 East, a distance of 700.95 feet; thence South 29°5430 East, a distance of 544.83 feet; thence South 01°3504 East, a distance of 264.08 feet; thence North 88°2456 East, a distance of 385.94 feet to a point of curvature; thence on a curve to the left having a radius of 290.00 feet, a central angle of 79°5443, an arc distance of 404.47 feet; thence North 17°2958 West, a distance of 929.24 feet; thence North 27°1954 West, a distance of 558.50 feet; thence North 25°0331 East, a distance of 67.94 feet; thence North 88°4831 East, a distance of 436.70 feet; thence South 55°0030 East, a distance of 707.74 feet; thence South 21°0510 East, a distance of 328.53 feet; thence South 50°2213 East, a distance of 147.97 feet to a point on the west line of the Northwest Quarter of Section 11, Township 51 North, Range 32 West; thence continuing South 50°2213 East, a distance of 1035.82 feet; thence South 66°0311 East, a distance of 105.76 feet; thence North 80°2221 East, a distance of 105.76 feet; thence North 29°1422 East, a distance of 201.67 feet; thence North 23°1510 West, a distance of 588.10 feet; thence North 56°4300 West, a distance of 934.69 feet; thence North 00°0000 East, a distance of 139.25 feet; thence North 36°1554 West, a distance of 133.17 feet to a point on the east line of the Northwest Quarter of Section 10, Township 51 North, Range 32 West; thence continuing North 36°1554 West, a distance of 667.30 feet; thence North 52°5726 West, a distance of 164.35 feet to a point on the north line of the Northwest Quarter of Section 10, Township 51 North, Range 32 West; thence South 88°1039 East, with the north line of the Northwest Quarter of said Section 10, a distance of 530.01 feet to the point of beginning

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 submit a separate traffic study for each neighborhood plan prior to submission of the plan as required by the Department of Public Works for approval. The traffic study will analyze both AM and PM peak hour traffic demand, identify improvements which the developer will be required to make in order to maintain a level of service D or better and shall not exceed the following trip budget maximums:

<u>Neighborhood</u>	<u>PM Trip Budget</u>
Northpark	800
Parkside	900
The Preserve	2,500
The Village	3,500

The Commons Area	6,800
Total:	14,600

Note: Trip budgets are defined as the maximum number of PM peak hour traffic entering or exiting a neighborhood. The developer shall construct the improvements which are required by the approved traffic studies for each neighborhood plan and as required by the Department of Public Works.

3. That the developer dedicate right-of-way for Shoal Creek Parkway from M-152 on the south to the north boundary of The Preserve Neighborhood on the north as required by the Department of Public Works so as to provide a minimum of 75 feet of right-of-way where the development abuts the parkway on one side.
4. That the developer dedicate right-of-way for Flintlock Road as required by the Department of Public Works so as to provide a minimum of 40 feet of right-of-way as measured from the centerline of Flintlock Road.
5. That the developer submit a storm drainage study to the City Engineer's Office for approval and that the developer make any necessary improvements as required by the City Engineer's Office.
6. That the developer obtain a land disturbance permit from the Department of Public Works prior to beginning any construction, grading, clearing or grubbing activities, if the disturbed area exceeds one acre.
7. That the developer obtain a floodplain certificate from the Department of Codes Administration if any grading is to occur within a floodplain.
8. That the developer submit plans for grading and siltation and erosion control to the City Engineer's Office for approval prior to beginning any construction activities.
9. That the developer provide cross-access easements for each plat as required by the Department of Public Works.
10. That the developer secure the approval of the Missouri Department of Transportation prior to working within any State right-of-way.
11. That the developer submit a street name signage plan to the Street Naming Committee for approval before the submittal of the first final plat.
12. That the developer dedicate the public parkland or private open space as provided in the Master Planned Community Plan provided that the developer shall contribute \$284.41 per single family unit, \$230.60 per duplex unit and \$153.74 per multi-family unit in compliance with Section 66-128 of the Subdivision Regulations, less any dedicated public park or approved private open space.

13. That the developer submit a street tree planting plan as part of the final plat, secure the approval of the City Forester for street trees planted on right-of-way in front of residential lots with a copy to be submitted to the City Development Department staff, and plant the street trees in conformance with the plan approved by the City Forester. The plan shall include size, type, species and placement of trees.
14. That a waiver to Section 66-122(C)(1) of the Subdivision Regulations is hereby granted provided that landscaping shall be installed in conformance with the final plan approved by the City Plan Commission.
15. That the developer provide approved noise levels for the 70 dBA noise contour on all final plats which have frontage on Missouri Route 152 and include language on the final plats that no residential uses will be allowed within these noise contours.
16. That the developer extend water mains as required by the Water Services Department at the time of the submittal of the final plats.
17. That the developer extend sanitary sewers as required by the Department of Public Works at the time of the submittal of the final plats.
18. That the developer construct all-weather roads and provide for fire protection as required by the Fire Department prior to construction beyond footings and foundations.
19. That the developer submit covenants, conditions and restrictions to the Law Department for approval with the final plats for the maintenance of the private open space and any detention areas.
20. That the developer submit a final plan to the City Plan Commission for approval, including plans for landscaping (buffering), grading and signage, prior to the issuance of any building permits.
21. That the developer install sidewalks along the south side of M-152 within the M-152 right of way from Shoal Creek Parkway on the west to N.E. Flintlock Road on the east as required by the Missouri Department of Transportation or provide an acceptable walkway system on private property within a public easement along the south M-152 right of way as required by the City Development Department, and further that the Village Neighborhood Plan sheets dealing with this walkway be revised to include the walkway system as required..

A copy of said amendment is on file in the office of the City Clerk with this ordinance, which is attached hereto and 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