

ORDINANCE NO. 080024

Approving the preliminary plat of Brookside Condominium on a .13 acre tract of land generally located at the northeast corner of Oak Street and E. 63rd Terrace. (SD 1377)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Brookside Condominium on a .13 acre tract of land generally located at the northeast corner of Oak Street and E. 63rd Terrace, and more specifically described as follows:

Lot 21, Block 1, OAK MEYER GARDENS, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

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 contribute \$354.95 in lieu of parkland dedication for 2 units (2 units \times [3 for duplexes] \times .006 \times \$9,859.86 (year 2007) = \$354.95) in satisfaction of Section 66-128 of the Subdivision Regulations.
3. That the developer submit a street tree planting plan prior to or concurrent with 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 agree to plant in conformance with the plan approved by the City Forester. The plan shall include size, type, species, and placement of trees.
4. That the developer secure permits to construct new, or repair existing sidewalks, curbs, and gutters as necessary along all development street frontages or submit a letter from a Missouri licensed civil engineer stating that the sidewalks, curbs, and gutters are in a good state of repair and meet the requirements set forth in Chapters 56 and 64, Code of Ordinances, as required by Development Services, prior to recording the plat.
5. That the developer submit covenants, conditions and restrictions to Development Services for review by the Law Department for approval for the maintenance of common elements.
6. That the developer secure approval from the Board of Zoning Adjustment for any necessary variances.

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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