

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 900786

Approving the preliminary plat of University Park on 41.98 acres, bounded on the north by the Rockhill Historic District, the west by Volker Park at Locust Avenue, the south by Brush Creek, and the east by Troost Avenue.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of University Park on 41.98 acres, bounded on the north by the Rockhill Historic District, the west by Volker Park at Locust Avenue, the south by Brush Creek, and the east by Troost Avenue, and more specifically described as follows:

All that part of Blocks 1, 2, 3, and 4, "Lahoma", a subdivision; Blocks 1, 2, 3, and 4, "Fairland", a subdivision; Blocks 24, 25, 26, 30 and 31, "Amended Plat of Rockhill", a subdivision; all that part of Troost Avenue, Harrison Street, Campbell Street, Charlotte Street, Holmes Street, 48th Street, and Rockhill Road, as said avenue, streets, and road are now established, all of the aforesaid being in Kansas City, Jackson County, Missouri, described as follows: Beginning at the northwest corner of Lot 7 of said Block 4, "Fairland"; thence South 87°43'42" East, along the north lines of Lots 7 and 26 of said Block 4, "Fairland", and its easterly prolongation thereof; the north lines of Lots 7 and 26 of said Block 1, "Fairland", and its easterly prolongation thereof; the north lines of Lots 7 and 23, of said Block 4, "Lahoma", and its easterly prolongation thereof; the north lines of Lots 7 and 17 of said Block 1, "Lahoma", and its easterly prolongation thereof, a distance of 1293.75 feet to its intersection with the centerline of said Troost Avenue; thence South 2°34'26" West, along said centerline, a distance of 1097.71 feet to a point on the northerly right-of-way line of Brush Creek Boulevard as established by Ordinance No. 52089; thence North 87°25'34" West, this and the subsequent 11 courses following said northerly right-of-way line of Brush Creek Boulevard, a distance of 40.00 feet to a point on the west right-of-way line of said Troost Avenue; thence South 71°35'12" West, a distance of 142.12 feet; thence North 87°48'55" West, a distance of 793.85 feet to a point on the east right-of-way line of said Charlotte Street; thence North 56°45'44" West, a distance of 58.17 feet to a point on the west right-of-way line of said Charlotte Street, said point also being the southeast corner of Lot 19 of said Block 3, "Fairland"; thence North 87°49'02" West, along the south line of said Lot 19, a distance of 35.00 feet; thence North 56°02'34" West, a distance of 91.15 feet to a point on the north line of said Lot 19 that is 25.00 feet east of the northwest corner thereof, as measured along said north line; thence North 25°05'06" West, a distance of 54.00 feet to the southwest corner of Lot 21 of said Block 3, "Fairland"; thence North 2°29'59" East, along the west line of said Lot 21, a distance of 48.00 feet to the northwest corner thereof, said corner also being the southeast corner of Lot 13 of said Block 3, "Fairland"; thence North 87°49'02" West, along the south line of said Lot 13, a distance of 87.79 feet; thence North 56°20'19" West, a distance of 337.40 feet, to a point on the east right-of-way line of said Rockhill Road; thence North 87°46'19" West, parallel with the south right-of-way line of said 48th Street, a distance of 80.07 feet to a point on the west right-of-way line of said Rockhill Road; thence South 88°50'52" West, a distance of 342.53 feet to a point on the east line of Ordinance No. 23178; thence North 2°23'59" East, departing from said northerly right-of-way line of Brush Creek Boulevard, along said east line of

Ordinance No. 23178, a distance of 512.10 feet to a point on the south right-of-way line of Pierce Avenue, as now established; thence South 87°43'42" East, along the south right-of-way line of said Pierce Avenue and its easterly prolongation thereof, a distance of 466.87 feet to the northwest corner of said Block 25, "Amended Plat of Rockhill"; thence North 4°18'26" East along the northerly prolongation of the west line of said Block 25 and the west line of said Block 24, "Amended Plat of Rockhill" and the east right-of-way line of said Rockhill Road, a distance of 106.98 feet; thence in a northerly direction continuing along said west line of Block 24, and said right-of-way line, along a curve to the left being tangent with the last described course, having a radius of 941.83 feet and a central angle of 5°10'42", an arc distance of 85.12 feet to the northwest corner of said Block 24; thence south 87°43'42" East along the north line of said Block 24 and the south right-of-way line of 47th Street Terrace, as now established, and the easterly prolongation thereof, a distance of 192.27 feet to a point on the east right-of-way line of said Holmes Street; thence North 2°29'21" East, along said east right-of-way line of Holmes Street, a distance of 116.00 feet to the point of beginning. Containing 41.98 acres, more or less.

is hereby approved, subject to the following conditions:

1. That the developer provide for an adequately sized median with landscaping for any new turning movements on Rockhill Road.
2. That the developer construct public water mains in public streets and private water mains in private streets.
3. That the developer construct all buildings to be within 150 feet of a fire hydrant.
4. That the developer design the entire office complex within substantial compliance of the UMKC Master Plan - North Campus, the Narrative and Exhibit A Design Guidelines with General Staff Recommendations. (Communication No. 61380)
5. That the developer dedicate the property south of the southern ring road and north of Brush Creek for parkland for the construction of the Brush Creek improvements.

A copy of said preliminary plat is on file in the office of the City Clerk under Document No. 900786, 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 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 31, Code of General 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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Assistant City Attorney3