

ORDINANCE NO. 970454

Approving an amendment to a previously approved development plan in District GP-3 (Regional Business) on approximately a 318.3 acre tract of land generally located east of I-29, west of N.W. Skyview Avenue and south of a line about 400 feet north of N.W. 101st Terrace. (6091-GP-1)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved preliminary plan in District GP-3 (Regional Business) on approximately a 318.3 acre tract of land generally located east of I-29, west of N.W. Skyview Avenue and south of a line about 400 feet north of N.W. 101st Terrace, and more specifically described as follows:

Parcels 1 thru 5, inclusive, together with Parcel 7, together with the west 470.00 feet of Parcel 6, all in Tiffany Centro, a subdivision of land in Kansas City, Platte County, Missouri, together with; Lot 1, Executive Hills North 8th Plat, a subdivision of land in Kansas City, Platte County, Missouri, together with; Premier Center, a subdivision of land in Kansas City, Platte County, Missouri, together with;

TRACT 1: All of that part of the Northwest 1/4 and the Southwest 1/4 of Section 6, Township 51 North, Range 33 West of the 5th PM, Kansas City, Platte County, Missouri, lying north and west of Interstate Highway 9, and Missouri Route "W" right of ways, together with;

TRACT 2: All of that part of the Northeast 1/4 and the Southeast 1/4 of Section 1, Township 51 North, Range 34 West of the 5th PM, Kansas City, Platte County, Missouri, lying north and west of Interstate Highway 29 and Missouri Route "W" right of ways, together with;

TRACT 3: Part of the Southwest 1/4 of Section 31, Township 52 North, Range 33 West of the 5th PM, Kansas City, Platte County, Missouri, lying west of Missouri Route "W" right of way together with;

TRACT 4: Part of the Southeast 1/4 of Section 36, Township 52 North, Range 34 West of the 5th PM, Kansas City, Platte County, Missouri, lying east of Interstate Highway 29 right of way.

Tracts 1 through 4, above, all more particularly described as follows: Commencing at the northeast corner of the Northeast 1/4 of said Section 1; thence South 89 49'14" West (all bearings are referenced to the City of Kansas City, Missouri Independent Grid System) on the north line of said Northeast 1/4, 1243.88 feet; thence South 54 00'00" West, 363.93 feet to a point on the easterly right line of Interstate Highway 29 and the point of beginning, said point also being 150.00 feet northeasterly from, as measured perpendicular to, the median centerline of said highway at median centerline Station 603+79.44; thence South 29 29'40" East, on said right of way, on a line 150.00 feet northeasterly from, and parallel with, said median centerline 1220.56 feet; thence South 30 30'12" East, on said right of way, 1417.79 feet to a point 205.00 feet northeasterly from as measured on a radial line from median centerline Station 629+97.99; thence North 64 10'21" East, on said of right, 216.43 feet to a point on the westerly right of way line of Missouri Route "W", 60.00 feet northwesterly from, as measured perpendicular, to centerline Station 187+00 of Missouri Route "W";

thence North 7 22'33" East, on said right of way line, 239.80 feet to a point of curvature; thence northeasterly on a curve to the right (said curve having a radius of 1205.92 feet, chord bearing North 15 36'11" East, chord distance 345.14 feet), an arc distance of 346.33 feet to a point of tangency; thence South 66 10'10" East, on said right of way line, 25.00 feet to a point 35.00 feet northwesterly from, as measured perpendicular to the centerline of Missouri Route "W"; thence North 23 49'50" East, on said right of way line, 2311.35 feet to a point of curvature; thence northeasterly on a curve to the left of said right (said curve having a radius of 405.74 feet, chord bearing North 14 37'57" East; chord distance 129.71 feet) an arc distance of 130.27 feet to a point of tangency; thence North 5 26'04" East on said right of way line, 1011.81 feet; thence South 79 00'00" West, 1193.45 feet to a point on the west line of the Southwest 1/4 of said Section 31; said point being North 0 42'33" West, 1172.10 feet from the Southwest 1/4 of said Section 31; thence South 80 00'00" West, 565.94 feet; thence South 23 20'00" West, 679.74 feet; thence South 55 00'00" West, 105.34 feet; thence South 41 18'57" West, 523.34 feet to a point on the south line of the Southeast 1/4 of said Section 36, said point being South 89 49'14" West, 1243.88 feet from the southeast corner of said Section 36; thence South 54 00'00" West, 363.93 feet to the point of beginning. Together with that part of the West 1/2 of the Southwest 1/4 of Section 31, Township 52 North, Range 33 West, of the 5th PM, lying west of Missouri Route "W" together with part of the Southeast 1/4 of Section 36, Township 52 North, Range 34 West, of the 5th PM, lying northeast of Interstate Highway 29, and together with part of Lot 7, Sarah Glass Place, a subdivision of land in the Northeast 1/4 of Section 1, Township 51 North, Range 34 West, of the 5th PM, lying northeast of U.S. Highway I-29, all in Kansas City, Platte County, Missouri and all more particularly described as follows: Commencing at the southwest corner of said Section 31; thence North 0 42'33" West (all bearings referenced to the City of Kansas City, Missouri Independent Grid System) on the west line of said Southwest 1/4, 1172.10 feet, to the point of beginning; thence North 79 00'00" East, 1193.45 feet to a point on the westerly right of way line of Missouri Route "W", said point being 35.00 feet northwesterly from the centerline of said Route "W"; thence North 5 26'04" East on said right of way line, 221.99 feet to the southerly right of way line of Tiffany Springs Parkway; thence North 84 33'57" West on said right of way line, 25.00 feet; thence North 5 26'04" East on said right of way line, 60.22 feet to a point of curvature; thence northwesterly on a curve to the left on said right of way line (said curve having an initial tangent bearing of North 6 51'14" West, a radius of 189.00 feet, chord bearing of North 23 12'32" West, chord distance of 106.45 feet) an arc distance of 107.91 feet; thence North 39 33'56" West on said right of way line, 149.82 feet to a point of curvature; thence northwesterly on a curve to the left on said right of way line (said curve having a radius of 189.00 feet, chord bearing of North 60 01'10" West, chord distance of 132.09) an arc distance of 134.94 feet; thence South 79 00'00" West on said right of way line, 386.35 feet; thence North 0 42'33" East, 199.63 feet to the northerly right of way line of said Tiffany Springs Parkway; thence continuing North 0 42'33" East, 544.76 feet to the north line of the Southwest 1/4 of said Section 31; thence South 89 52'21" West on the north line of said Southwest 1/4, 532.11 feet to the northwest corner of the Southwest 1/4 of said Section 31, and the northeast corner of the Southeast 1/4 of said Section 36; thence South 89 59'15" West on the north line of the Southeast 1/4 of said Section 36, 1325.42 feet to the northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 36; thence South 0 38'25" West on the east line of the Northwest 1/4 of said Southeast 1/4, 24.00 feet; thence South 89 59'15" West on a line 24.00 feet southerly from and

parallel with the north line of the Northwest 1/4 of said Southeast 1/4, 1130.24 feet to the easterly right line of U.S. Highway I-29; thence South 65 48'20" East, on said right of way 3.37 feet; thence South 29 28'46" East on said right of way line, 170.00 feet; thence South 25 46'55" West on said right of way line, 166.72 feet to a point 635.00 feet left of said centerline highway Station 577+50; thence South 13 32'44" West on said right of way line, 512.96 feet to a point 285.00 feet left of said highway centerline Station 581+25; thence South 20 42'31" East on said right of way line, 885.35 feet to a point 150.00 feet left of said highway centerline Station 590+00; thence South 29 28'46" East on said right of way line, 67.28 feet to a point 150.00 feet left of said highway centerline Station 590+67.30 back = 590+69.78 ahead; thence South 29 29'40" East on said right of way line, on a line 150.00 feet northeasterly from and parallel with the centerline of said highway, 1065.38 feet to the south line of the Southeast 1/4 of said Section 36 and the north line of Lot 7, Sarah Glass Place; thence continuing South 29 29'40" East on said right of way line, 244.27 feet; thence North 54 00'00" East, 363.93 feet to the north line of Lot 7, Sarah Glass Place and the south line of the Southeast 1/4 of said Section 36; thence North 41 18'57" East, 523.34 feet; thence North 55 00'00" East, 105.34 feet; thence North 23 20'00" East, 679.74 feet; thence North 80 00'00" East, 565.94 feet to the point of beginning. (Entire tract contains 318.3 acres, more or less, subject to survey.)

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, as amended, commonly known as the Subdivision Regulations.

2. That the developer submit a storm drainage study to the City Engineer's Office for approval and that the developer make any improvements as required by the City Engineer's Office.

3. 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.

4. That the developer extend water mains as required by the Water Services Department.

5. That the developer provide for fire protection as required by the Fire Department.

6. That the developer obtain a permit from the Missouri Highway and Transportation Department prior to working in State right of way.

7. That the developer secure a land disturbance permit from the Missouri Department of Natural Resources.

8. That the developer extend sanitary sewers as required by the City Engineer's Office.

9. That the developer extend the covenants and restrictions as required by the Department of Public Works and submit same to the Law Department for approval..

10. That the developer secure the approval of the Street Naming Committee for all street names prior to the submittal of the final plat.

11. That the developer grant a Noise and Aviation Easement to the City as required by the Department of Public Works.

12. That the developer construct sidewalks on the north side of N.W. 101st Terrace as required by the Department of Public Works.

13. That the developer construct sidewalks on Tiffany Springs Parkway as required by the Department of Public Works.

14. That the developer install streetlights on N.W. 101st Terrace as required by the Department of Public Works.

15. That the developer dedicate additional right of way for N.W. Skyview Avenue as required by the Department of Public Works so as to provide a total of 50 feet of right of way as measured from the centerline of N.W. Skyview Avenue.

16. That the developer improve the west half of N.W. Skyview Avenue to primary arterial street standards as required by the Department of Public Works.

17. That the developer construct no structures which exceed the height limitations of the KCIA Height Zoning Restriction map.

18. That the developer install streetlights on Tiffany Springs Parkway as required by the Department of Public Works.

A copy of said amendment is on file in the office of the City Clerk under Document No. 970454, 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:

Assistant City Attorney4