

ORDINANCE NO. 031179

Approving the preliminary plat of Lowry Point on an approximately 3.7 acre tract of land generally located one mile northwest of N.E. 120th Street on the west/south side of N.E. Sherman Road. (SD 1059)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Lowry Point on an approximately 3.7 acre tract of land generally located one mile northwest of N.E. 120th Street on the west/south side of N.E. Sherman Road, and more specifically described as follows:

All that part of the Northeast and Southeast Quarters of Section 17, Township 52, Range 32, partially in Kansas City, all in Clay County, Missouri, described as follows: Commencing at the southeast corner of said Northeast Quarter; thence North 89°42'31" West, along the south line of said Northeast Quarter, a distance of 722.66 feet to a point on the centerline of Sherman Road, as now established, said point being the point of beginning; thence South 48°37'50" East, along said centerline of Sherman Road, a distance of 15.36 feet; thence North 89°42'31" West, a distance of 608.87 feet to a point on the west line of the East Half of the Southeast Quarter of said Section 17; thence North 00°33'22" East, along said west line and along the west line of the East Half of the Northeast Quarter of said Section 17, a distance of 528.62 feet to a point on the centerline of Sherman Road, as now established; thence South 48°37'50" East, along said centerline of Sherman Road, a distance of 789.12 feet to the point of beginning. Containing 3.7 acres, more or less.

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 Kansas City, Missouri, as amended, commonly known as the Subdivision Regulations.
2. That the developer submit a detailed storm drainage study to the City Engineer's Office prior to approval and issuance of any building permits, that consists at a minimum of a letter from a Missouri licensed civil engineer stating that the proposed improvements will not alter or increase historical runoff conditions for the site, and that the developer construct 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 secure 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.
5. That the developer secure a land disturbance permit from the Missouri Department of Natural Resources if the disturbed area exceeds one acre.
6. That the developer dedicate right of way for N.E. Sherman Road as required by the Department of Public Works so as to provide a total of 46 feet of right of way as measured from the centerline of N.E. Sherman Road.
7. That the developer extend sanitary sewers and/or storm sewers to ensure individual service is provided to all proposed lots and determine adequacy as required by the Department of Public Works.
8. That the developer receive the approval of the Board of Zoning Adjustment of a variance to the required minimum lot area and any other necessary variances for this lot prior to approval of a final plat.
9. That the developer contributed \$252.84 in lieu of parkland dedication for 1 lot (1 x 3.7 x 0.006 x \$11,389.05) in satisfaction of Section 66-128 of the Subdivision Regulations.

A copy of the preliminary plat is on file in the office of the City Clerk under Document No. 031179, 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.

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