

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 980721

Approving the preliminary plat of Midland Heights Manor, generally located on the east side of N. Antioch Road at N. Prather Road. (SD 0821)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Midland Heights Manor, generally located on the east side of N. Antioch Road, at N. Prather Road, and more specifically described as follows:

All of Lot 23 and the north 2 feet of Lot 24, Midland Heights Annex, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof. Also all of Lot 22, lying east of the east line of Antioch Road as now established, Midland Heights Annex, a subdivision in Kansas City, Clay 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 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 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.
6. That the developer dedicate additional right of way for N. Antioch Road 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. Antioch Road.
7. That the developer improve the east side of N. Antioch Road to primary arterial street standards as required by the Department of Public Works, including construction of curb, gutter and sidewalks and installation of street lights.
8. That the developer extend water mains as required by the Water Services

Department.

9. 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 Department of City Development, 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.
10. That the developer contribute \$4,266.19 in lieu of parkland dedication for 15 multi-family units (15 x 0.006 x \$12,811.37) in satisfaction of Section 66-128 of the Subdivision Regulations.
11. That the developer extend sanitary sewers as required by the Department of Public Works.
12. That the developer provide for fire protection as required by the Fire Department.

A copy of the preliminary plat is on file in the office of the City Clerk under Document No. 980721, 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:

Assistant City Attorney