

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 070747

Approving the preliminary plat of Haden Lofts Condominiums on a .33 acre tract of land generally located at 2109 Broadway. (SD 1280A)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Haden Lofts Condominiums on a .33 acre tract of land generally located at 2109 Broadway, and more specifically described as follows:

Lots 5, 6, 7 and 8, Block 25 Goodrich Addition, a subdivision in Kansas City, Jackson County, Missouri according to the recorded plat thereof. Being more particularly described as follows: Beginning at the northeast corner of said Lot 5; thence South 00°00'00" West on the east boundary line of said Lot 5, a distance of 25.00 feet to the northeast corner of said Lot 6; thence South 00°00'00" West on the east boundary line of said Lot 6, a distance of 25.00 feet to the northeast corner of said Lot 7; thence South 00°00'00" West on the east boundary line of said Lot 7, a distance of 25.00 feet to the northeast corner of said Lot 8; thence South 00°00'00" West on the east boundary line of said Lot 8, a distance of 25.00 feet to the southeast corner of said Lot 8; thence South 90°00'00" West on the south boundary line of said Lot 8, a distance of 145.50 feet to the southwest corner of said Lot 8; thence North 00°00'00" East on the west boundary line of said Lot 8, a distance of 25.00 feet to the southwest corner of said Lot 7; thence North 00°00'00" East on the west boundary line of said Lot 7, a distance of 25.00 feet to the southwest corner of said Lot 6; thence North 00°00'00" West on the west boundary line of said Lot 6, a distance of 25.00 feet to the southwest corner of said Lot 5; thence North 00°00'00" East on the west boundary line of said Lot 5, a distance of 25.00 feet to the northwest corner of said Lot 5; thence North 90°00'00" East on the north boundary line of said Lot 5, a distance of 145.50 feet to the point of beginning. Contains 14,550 square feet or 0.33 acres more or less. Subject to easements, restrictions and reservations now of record.

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 secure permits to repair sidewalks, curbs, and gutters as necessary along Broadway Avenue in accordance with Chapters 56 and 64, Code of Ordinances, 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

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Ordinances, as required by the Development Services, prior to recording of the plat.

3. That the developer submit covenants, conditions and restrictions to the Law Department for approval for the maintenance of common elements and private open space tracts.
4. That the developer contribute \$3,904.50 in lieu of parkland dedication for 33 units (33 units x 2.0 x .006 x \$9,859.86 (year 2007) = \$3,904.50) in satisfaction of Section 66-128 of the Subdivision Regulations.
5. That the dedication of additional right of way for Northwestern Avenue to provide 25 feet of right of way west of centerline for a residential street be waived.
6. That the developer repair the first five feet of brick pavers adjacent to the building along Northwestern Avenue so as to provide a suitable pedestrian surface, or secure permits to construct a new sidewalk adjacent to the building along Northwestern Avenue consisting of a five foot wide concrete surface, with pedestrian protection consisting of bollards and planting areas (if deemed feasible by the City Forester) as required by Development Services, prior to recording of the plat.

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