

ORDINANCE NO. 971247

Approving the preliminary plat of Wedgewood Pointe on a 49.7 acre tract of land generally located on the north side of Bannister Road, approximately 600 feet east of Valley Garden Road. (SD 0784)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Wedgewood Pointe on a 49.7 acre tract of land generally located on the north side of Bannister Road, approximately 600 feet east of Valley Garden Road, and more specifically described as follows:

All that part of the Southeast Quarter of Section 26, Township 48, Range 32, Kansas City, Jackson County, Missouri, being more particularly described as follows: Beginning at the northwest corner of said Southeast Quarter; thence South 86 32'45" East along the north line of said Southeast Quarter, a distance of 1,360.32 feet (deed=1,360 feet) to the northeast corner of the West Half of said Southeast Quarter; thence South 34 23'51" East, a distance of 835.40 feet; thence South 11 34'00" West, a distance of 597.37 feet to the north right of way line of Bannister Road, as now established (40 feet from the centerline thereof); thence North 78 26'00" West along said north right of way line (40 feet from the centerline thereof), a distance of 363.13 feet; thence North 78 16'15" West along said north right of way line, (40 feet from the centerline thereof), a distance of 159.75 feet; thence continuing along said north right of way line (40 feet from the centerline thereof), on a curve to the left, having a radius of 1,186.28 feet (a chord bearing of South 83 10'04" West and a chord length of 755.24 feet), a distance of 768.61 feet; thence South 63 16'53" West along said north right of way line (40 feet from the centerline thereof), a distance of 21.94 feet; thence continuing along said north right of way line (40 feet from the centerline thereof), on a curve to the right, having a radius of 1,106.29 feet (a chord bearing of South 76 09'35" West and a chord length of 447.13 feet), a distance of 450.23 feet to the center of the Kansas City, Independence and Lee's Summit Railroad survey; thence North 43 20'45" West (deed=North 45 20' West), along said centerline, a distance of 2.80 feet; thence northwesterly along said centerline, on a curve to the right, having a radius of 716.80 feet (a chord bearing of North 39 20'45" West and a chord length of 100 feet), a distance of 100.08 feet (deed=100 feet) to the west line of said Southeast Quarter; thence North 02 57'10" East along said west line, a distance of 1,380.36 feet (deed=1,380 feet) to the point of beginning, containing 49.72 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 storm drainage study for the entire development to the City Engineer's Office for approval with the first plat 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 Missouri Department of Natural Resources.

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

6. That the developer construct hard surface all-weather roads and provide for fire protection as required by the Fire Department prior to construction beyond foundations.

7. That the developer submit a street tree planting plan for approval with the final plat and secure the approval of the City Forester for street trees planted on City right of way, with a copy to be submitted to the City Development Department. The plan shall include size, type, species and placement of trees.

8. That the developer improve the north half of Bannister Road to primary arterial street standards for the frontage of the development as required by the Department of Public Works.

9. That the developer dedicate additional right of way for Bannister Road as required by the Department of Public Works so as to provide 50 feet of right of way as measured from the centerline of Bannister Road.

10. That the developer submit a street name sign plan to the Street Naming Committee for approval prior to submittal of the first final plat.

11. That the developer construct temporary cul-de-sacs as required by the Department of Public Works.

12. That the developer receive approval from the Board of Zoning Adjustment for any subdivision identification signs before receiving a permit for construction.

13. That the developer receive approval from the Department of Public Works for the proposed street connection to Bannister Road and have adequate intersection sight distance.

14. That the developer contribute \$25,487.45 in lieu of parkland dedication for 107 units 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. 971247, 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 Attorney3