

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 031304

Approving an amendment to a previously approved preliminary plan in District CP-3 (Regional Planned Business Center) on approximately a 26 acre tract of land generally located on the south side of relocated 135th Street and on the east side of Missouri Highway 150. (9691 - CP-15)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved preliminary plan in District CP-3 (Regional Planned Business Center) on approximately a 26 acre tract of land generally located on the south side of relocated 135th Street and on the east side of Missouri Highway 150, and more specifically described as follows:

All that part of the South 1/2 of Fractional Section 19, Township 47 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows: Commencing at the Northeast corner of the South 1/2 of said Fractional Section 19; thence South 3 degrees 29 minutes 47 seconds West, along the East line of the South 1/2 of said Fractional Section 19, a distance of 44.86 feet to a point on the Southerly right-of-way line of 135th Street as now established, said point being the point of beginning of this description; thence continuing South 3 degrees 29 minutes 47 seconds West, along the East line of the South 1/2 of said Fractional Section 19, a distance of 1933.14 feet; thence North 86 degrees 30 minutes 42 seconds West, a distance of 559.65 feet to a point on the Easterly right-of-way line of Missouri Highway 150 as now established; thence along the Easterly right-of-way line of said Missouri Highway 150, the following 7 courses; thence North 2 degrees 43 minutes 12 seconds East, a distance of 125.51 feet; thence North 22 degrees 17 minutes 11 seconds East, a distance of 211.90 feet; thence North 7 degrees 35 minutes 18 seconds West, a distance of 359.30 feet; thence North 7 degrees 47 minutes 35 seconds West, a distance of 160.56 feet; thence North 7 degrees 41 minutes 15 seconds West, a distance of 216.44 feet; thence North 18 degrees 31 minutes 19 seconds West, a distance of 356.42 feet; thence North 18 degrees 33 minutes 36 seconds West, a distance of 133.74 feet to a point on the Southerly right-of-way line of relocated 135th Street as now established; thence along the Southerly right-of-way line of said relocated 135th Street, the following 3 courses; thence North 61 degrees 23 minutes 14 seconds East, a distance of 74.22 feet; thence North 58 degrees 19 minutes 06 seconds East, a distance of 389.08 feet; thence North 65 degrees 27 minutes 38 seconds East, a distance of 363.84 feet to a point on the Southerly right-of-way line of said 135th Street; thence South 84 degrees 24 minutes 53 seconds East along the Southerly right-of-way line of said 135th Street, a distance of 117.47 feet to the point of beginning.

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 for the entire development 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.
5. That the developer secure a land disturbance permit from the Missouri Department of Natural Resources.
6. That the developer construct Washington Avenue to collector street standards as required by the Department of Public Works, including curb, gutter, sidewalk and bike trail as shown on the preliminary development plan.
7. That the developer install a signal at 135th Street and Inverness/Washington Avenue as required by the Department of Public Works.
8. That the developer petition for the vacation of approximately 25 feet of right of way on the south side of 135th Street as required by the Department of Public Works.
9. That the developer construct the intersection of 135th Street and Inverness/Washington Avenue to include left-turn lanes with 150 foot queuing length in all directions and combination through/right-turn lanes with a 150 foot queuing length in all directions as required by the Department of Public Works.
10. That the developer submit a street name signage plan to the Street Naming Committee for review and approval for all street names prior to the submittal of the final plat.
11. That the developer secure a floodplain certificate if any grading is to occur

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 031304

within a floodplain as required by the Department of Codes Administration.

12. That the developer receive the approval of the Missouri Department of Transportation prior to working within any State right of way.
13. That the developer extend water mains as required by the Water Services Department.
14. That the developer extend sanitary sewers as required by the Department of Public Works.
15. That the developer provide fire protection as required by the Fire Department.
16. That the developer enter into a cooperative agreement with the City at the time of the final plat approval whereby the developer agrees to contribute up to \$350,000.00 towards the cost of reconstructing Wyandotte Street at 137th Street in Kansas City, Missouri, or such other mutually agreed upon off-site drainage improvements as agreed to by the Department of Public Works.
17. That the developer submit a final plan to the City Plan Commission for approval, including plans for grading, landscaping, screening, berming, lighting (including a photometric plan) and signage.

A copy of said amendment is on file in the office of the City Clerk under Document No. 031304, 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:

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M. Margaret Sheahan Moran
Assistant City Attorney