

ORDINANCE NO. 081263

Approving the preliminary plat of Three Trails Redevelopment on a 31.57 acre tract of land generally located on the west side of Hillcrest Road and the east side of I-435, north of Bannister Road and approximately 2,200 feet south of 87th Street. (SD-0406C)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Three Trails Redevelopment on a 31.57 acre tract of land generally located on the west side of Hillcrest Road and the east side of I-435, north of Bannister Road and approximately 2,200 feet south of 87th Street, and more specifically described as follows:

A tract of land being all or parts of Tracts "H" "G" and Lot 3, Benjamin Plaza First Plat, Lot 3, Amended Plat of Benjamin Plaza Fourth Plat, Hillcrest Road as it now exists, Tract "C", Lot 2, Benjamin Plaza Second Plat, Lots 2 & 3, Benjamin Plaza Third Plat, Tract III, Replat of Bannister Mall, Tracts 1 thru X, inclusive, and Lot 1, Final Plat of Three Trails Village Square, subdivisions in the City of Kansas City, Jackson County, Missouri, being more particular described as follows: Beginning at the most northerly and westerly corner of Tract "H", Benjamin Plaza 1st Plat, thence east along the north line of said Tract "H" with a bearing of South 88 degrees 40 minutes 20 seconds East, a distance of 96.60 feet (South 88 degrees 48 minutes 36 seconds East, 96.63 feet plat); thence continuing southeast along said north line with a bearing of South 61°36'48" East, a distance of 101.90 feet (South 61°36'09" East, 101.89 feet plat); thence continuing northeast along said north line with a bearing of North 28°23'51" East, a distance of 10.00 feet (North 28°23'51" East, 10.00 feet plat); thence continuing southeast along said north line with a bearing of South 61°20'17" East, a distance of 75.12 feet (South 61°36'09" East, 75.00 feet plat); thence continuing southwest along said north line with a bearing of South 28°29'53" West, a distance of 60.21 feet (South 28°23'51" West, 60.10 feet plat); thence continuing southeast along said north line along a curve to the left having a radius of 25.00 feet an arc length of 39.32 feet (25.00 feet radius, 39.27 feet arc length, plat); thence continuing southeast along said north line with a bearing of South 61 degrees 37 minutes 21 second East, a distance of 267.45 feet (South 61 degrees 36 minutes 09 seconds East, 267.47 feet plat) to a point on the west line of Lot 3, Amended Plat of Benjamin Plaza Fourth Plat; thence north along said west line along a curve to the right having an initial tangent bearing of North 33 degrees 49 minutes 40 seconds East, a radius of 2097.00 feet an arc length of 28.12 feet (2097.00 feet radius, 28.12 feet arc length, plat); thence north and east along the west and north line of said Lot 3 along a curve to the right having a radius of 2.00 feet an arc of 3.21 feet (radius=2.00 feet, arc length=3.21 feet plat); thence continuing southeast along said north line with a bearing of South 53 degrees 26 minutes 39 seconds East, a distance of 15.99 feet (South 53 degrees 27 minutes 29 seconds East, 15.94 feet plat); thence continuing northeast

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along said north line with a bearing of North 36 degrees 17 minutes 05 seconds East, a distance of 10.36 feet (North 36 degrees 32 minutes 31 seconds East, 10.37 feet plat); thence continuing southeast along said north line with a bearing of South 55 degrees 04 minutes 38 seconds East, a distance of 123.74 feet (South 55 degrees 02 minutes 48 seconds East, 123.69 feet plat) to the northeast corner of said Lot 3; thence southeast with a bearing of South 55 degrees 03 minutes 13 seconds East, a distance of 55.00 feet; thence southwest along a curve to the left having an initial tangent bearing of South 34 degrees 56 minutes 47 seconds West, a radius of 1900.00 feet an arc length of 460.37 feet; thence southwest with a bearing of South 21 degrees 03 minutes 48 seconds West, a distance of 92.50 feet; thence southwest along a curve to the left having a radius of 4000.00 feet an arc length of 927.11 feet; thence northwest with a bearing of North 82 degrees 12 minutes 18 seconds West, a distance of 55.99 feet; thence northwest with a bearing of North 63 degrees 34 minutes 01 seconds West, a distance of 221.22 feet; thence northeast with a bearing of North 26 degrees 25 minutes 59 seconds East, a distance of 20.24 feet; thence northwest with a bearing of North 62 degrees 59 minutes 18 seconds West, a distance of 851.55 feet to a point on the west line of "Tract III", Replat of Bannister Mall Tracts 1 thru X inclusive; thence northeast along said west line and the west line of "Tract H", Benjamin Plaza 1st Plat, with a bearing of North 28 degrees 23 minutes 24 seconds East, a distance of 1214.99 feet (North 28 degrees 23 minutes 51 seconds East, plat) to the most westerly, northwest corner of Tract "H", Benjamin Plaza First Plat; thence east along the north line of said Tract "H" with a bearing of South 88 degrees 36 minutes 12 seconds East, a distance of 238.05 feet (South 88 degrees 35 minutes 54 seconds East, 237.92 feet plat); thence northeast along the west line of said Tract "H" with a bearing of North 01 degrees 27 minutes 59 seconds East, a distance of 159.34 feet (North 01 degrees 30 minutes 38 seconds East, 159.21 feet plat); thence continuing north along said west line with a bearing of North 10 degrees 55 minutes 08 seconds East, a distance of 26.52 feet (North 10 degrees 52 minutes 18 seconds East, 26.02 feet plat) to the point of beginning. Said tract containing 1,375,115 square feet or 31.57 acres more or less.

is hereby approved, subject to the following conditions:

1. That the developer submit a final URD plan to the Director of City Development for approval including site, grading, building elevations, signage and a photometric plan showing zero footcandles at the property line prior to issuance of any building permit.
2. That final plans comply with the requirements of the Three Trails Redevelopment Architectural Design Guidelines approved as a companion to the URD plan.
3. That the developer submit a detailed walkability study that identifies required intersection improvements prior to approval of a final plan.

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4. That the developer abandon or relocate existing water mains, provide exclusive water main easements, extend public water lines, and extend private branch service piping, as shown on the preliminary plat and as required by Water Services. The new public water mains proposed for installation along I-435 and the two internal public water mains to connect to the public water mains along Hillcrest and I-435 shall be maintained by a community improvement district pursuant to an agreement between the Water Services Department and the community improvement district; said Agreement to be executed prior to the recording of the final plat.
5. 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.
6. That the developer submit a macro "overall" storm drainage study for the entire development to Development Services for review and acceptance at the time the first plat is submitted, with a micro "detailed" storm drainage study to be submitted for each phase at the time of final platting, and that the developer construct any necessary improvements as required by Development Services.
7. That the developer dedicate additional right of way for Hillcrest Road as shown on the approved development plan, as required by Development Services, at the time of final platting.
8. That the developer obtain the grading consents, and all grading, temporary construction and drainage/sewer easements from the abutting property owner prior to submitting any public improvements.
9. That the developer subordinate to the City all private interest in the area of any right-of-way dedication as required by Development Services, and that the developer be responsible for all costs associated with subordination activities now and in the future.
10. That any relocated streetlights be integrated into the existing street light system as required by Development Services.
11. That the developer submit plans for grading, siltation, and erosion control to Development Services for review, acceptance, and permitting prior to beginning any construction activities.
12. That the developer secure a site disturbance permit from Development Services prior to beginning any construction, grading, clearing, or grubbing activities, if the disturbed area equals one acre or more.

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13. That the developer extend sanitary sewers to ensure individual service is provided to all proposed lots and determine adequacy as required by Development Services.
14. That the developer provide a storm water conveyance system to serve all proposed lots within the development and determine adequacy as required by Development Services.
15. That the developer grant a BMP Easement to the City as required by Development Services.
16. That the developer enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by Development Services.
17. That the developer secure permits to repair existing or reconstruct, sidewalks, curbs, gutters, storm sewers, and streetlights as necessary along all development street frontages, 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 Ordinances, as required by Development Services, prior to recording the plat.
18. That the developer submit a street name signage plan for the entire development area for approval by the Street Naming Committee prior to submittal of the first final plat.
19. That, prior to the recording of the final plat, the developer remove the existing driveways on the west side and the associated median break at intersection E9a on Hillcrest Road so as to ensure proper street alignment and adequate drainage of storm water, including: construction of the median on Hillcrest Road; removal of the northbound left-turn, southbound left-turn, and southbound right-turn lanes on Hillcrest Road; and modification of curbs, gutters, sidewalks, and storm sewers; all as required by the City Development Department's Development Services Division (Development Services).
20. That, prior to the recording of the final plat, the developer construct intersection E9 as shown on the development plan, including all underground conduits and pole and service box bases required for future traffic signals at this intersection, so as to provide a divided highway with two continuous northbound lanes and two continuous southbound lanes on Hillcrest Road, an eastbound left-turn lane, an eastbound through-plus-right-turn lane, a northbound left-turn lane with 150 feet of storage, a northbound right-turn lane with 150 feet of storage, a westbound left-turn lane, a westbound through-plus-right-turn lane, a southbound left-turn lane with 150 feet of storage, and a southbound right-turn lane with 150 feet of storage, all with appropriate tapers, as required by Development Services and Public Works.

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21. That the developer dedicate adequate right-of-way at intersection E9 so as to provide for a divided highway with two continuous northbound lanes and two continuous southbound lanes on Hillcrest Road, an eastbound left-turn lane, an eastbound through-plus-right-turn lane, a northbound left-turn lane with 150 feet of storage, a northbound right-turn lane with 150 feet of storage, a westbound left-turn lane, a westbound through-plus-right-turn lane, a southbound left-turn lane with 150 feet of storage, and a southbound right-turn lane with 150 feet of storage, all with appropriate tapers, as required by Development Services and Public Works.
22. That, prior to the recording of the final plat, the developer construct intersection E10 as shown on the development plan so as to provide a divided highway with two continuous northbound lanes and two continuous southbound lanes on Hillcrest Road, a northbound left-turn lane with 150 feet of storage, a southbound right-turn lane with 150 feet of storage, and an eastbound lane, all with appropriate tapers, as required by Development Services and Public Works.
23. That the developer dedicate an additional 12 feet of right-of-way on the west side of Hillcrest Road at intersection E10 for a southbound right-turn lane with 150 feet of storage plus appropriate taper.
24. That, prior to the recording of the final plat, the developer relocate the Kansas City Area Transportation Authority's (KCATA) existing bus turnout on the east side of Hillcrest Road at intersection E10 as required by Development Services.
25. That the developer dedicate adequate additional right-of-way to provide for relocation of the KCATA's existing bus turnout on the east side of Hillcrest Road at intersection E10, as required by Development Services.
26. That, prior to the recording of the final plat, the intersection of Hillcrest Road and 93rd Street, including the existing traffic signals, be improved as shown on the development plan so as to provide a divided highway with two continuous northbound lanes and two continuous southbound lanes on Hillcrest Road, eastbound dual left-turn lanes, an eastbound through lane, an eastbound right-turn lane, northbound dual left-turn lanes each with 200 feet of storage, westbound dual left-turn lanes each with 150 feet of storage, a westbound through lane, a westbound right-turn lane with 150 feet of storage, southbound dual left-turn lanes each with 200 feet of storage, and a southbound right-turn lane with 200 feet of storage, all with appropriate tapers, as required by Development Services and Public Works.
27. That the developer dedicate adequate right-of-way for the intersection of Hillcrest Road and 93rd Street as shown on the development plan so as to provide for a divided highway with two continuous northbound lanes and

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two continuous southbound lanes on Hillcrest Road, eastbound dual left-turn lanes, an eastbound through lane, an eastbound right-turn lane, northbound dual left-turn lanes each with 200 feet of storage, a northbound right-turn lane with 200 feet of storage, westbound dual left-turn lanes each with 150 feet of storage, a westbound through lane, a westbound right-turn lane with 150 feet of storage, southbound dual left-turn lanes each with 200 feet of storage, and a southbound right-turn lane with 200 feet of storage, all with appropriate tapers, as required by Development Services and Public Works.

28. That the developer dedicate additional right-of-way and/or pedestrian easement to accommodate a 10 feet wide pedestrian and bicycle trail on the west side of Hillcrest Road as shown on the development plan, as required by Development Services.

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.

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I hereby certify that as required by Chapter 66, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

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Secretary, City Plan Commission

Approved as to form and legality:

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M. Margaret Sheahan Moran  
Assistant City Attorney