

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 050647

Approving the preliminary plat of Unifront Park on a 1.96 acre tract of land generally located at the southwest corner of Front Street and Universal Avenue. (SD 1165)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Unifront Park on a 1.96 acre tract of land generally located at the southwest corner of Front Street and Universal Avenue, and more specifically described as follows:

All that part of Lot Split A-4 of Tract A-2 of Lot Split for Tract A, as shown on the Certificate of Survey of Tract A, Executive Park, Ninth Plat, filed December 17, 1984, under Document No. K-641769, in Book S-1 at page 245, of Tract A, Executive Park, Ninth Plat, a subdivision in Kansas City, Jackson County, Missouri, being more particularly described as follows: Commencing at the northwest corner of the Northwest Quarter of Section 25, Township 50, Range 33; thence South 02 degrees 22 minutes 07 seconds West, a distance of 1319.80 feet to the northwest corner of the south half of said Northwest Quarter; thence South 87 degrees 43 minutes 23 seconds East along the north line of said south half a distance of 1393.00 feet; thence South 02 degrees 16 minutes 13 seconds West, a distance of 10.00 feet to the northwest corner of said Lot Split A-2; thence South 87 degrees 43 minutes 23 seconds East along the south right of way line of Front Street, a distance of 255.00 feet to the northwest corner of said Lot Split A-4, said point also being the point of beginning of the tract of land to be described; thence continuing South 87 degrees 43 minutes 23 seconds East along said south right-of-way line a distance of 138.03 feet; thence continuing along said south right-of-way line on a curve to the right, tangent to the last described course, having a radius of 41.97 feet and an arc length of 65.93 feet to a point of reverse curvature; thence southeasterly along the west right-of-way line of Universal Avenue, on a curve to the left, having a radius of 255.79 feet and an arc length of 173.52 feet; thence South 53 degrees 24 minutes 39 seconds West along the east line of said Lot Split A-4, a distance of 30.80 feet; thence South 26 degrees 36 minutes 07 seconds West along the east line of said Lot Split A-4, a distance of 301.55 feet to a point on the north right-of-way line of the Union Pacific Railroad; thence northwesterly along said north right-of-way line on a curve to the left having an initial tangent bearing of North 65 degrees 10 minutes 00 seconds West, a radius of 3254.93 feet and an arc length of 95.19 feet to the southwest corner of said Lot Split A-4; thence North 02 degrees 16 minutes 37 seconds East along the west line of said Lot Split A-4, a distance of 461.36 feet to the point of beginning. Contains 83,078 square feet or 1.91 acres, more or less.

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is hereby approved, subject to the following conditions:

1. That the developer shall 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 enter into an agreement with the Missouri Department of Transportation regarding the donation of the proposed rights of way and easements and restoration and relocation of existing improvements prior to Council approval of final plat.
3. That the developer submit a detailed micro storm drainage study, consisting at a minimum of a letter from a Missouri Licensed Civil Engineer stating that the proposed improvements will not alter or increase historical runoff conditions for the site, to the City Engineer's Office prior to approval and issuance of any building permits, and that the developer construct any improvements as required by the City Engineer's Office.
4. That the developer submit plans for grading and siltation and erosion control to the City Engineer's Office for approval prior to the commencement of any construction activities.
5. That the developer obtain 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.

A copy of the preliminary plat is on file in the office of the City Clerk with this ordinance, 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:

M. Margaret Sheahan Moran
Assistant City Attorney