

ORDINANCE NO. 961591

Approving the preliminary plat of Red Bridge Manor Second Plat, Replat of Lot 66, on approximately a 0.7 acre tract of land generally located east of Askew Avenue, approximately 200 feet south of Red Bridge Road. (SD 0609A)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Red Bridge Manor Second Plat, Replat of Lot 66, on approximately a 0.7 acre tract of land generally located east of Askew Avenue, approximately 200 feet south of Red Bridge Road, and more specifically described as follows:

All of Lot 66, Red Bridge Manor Second Plat, a subdivision of land in the City of Kansas City, Jackson County, Missouri. Said tract of land contains 0.7 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 the City of Kansas City, Missouri, as amended, commonly known as the Subdivision Regulations.

2. That the developer submit a storm drainage study 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 construct sidewalks along the east side of Askew Avenue as required by the Department of Public Works.

5. That the developer install streetlights along the east side of Askew Avenue as required by the Department of Public Works.

6. That the developer install hard surface roads and provide fire protection as required by the Fire Department prior to construction beyond foundations.

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

8. That the developer submit a street tree planting plan with the final plat to the City Forester for approval with the species, spacing and size of street trees to be approved by the City Forester.

9. That the developer provide fire protection as required by the Fire Department.

10. That the developer pay \$1,206.55 in lieu of parkland dedication for 8 units in satisfaction of Section 66-128 of the Subdivision Regulations.

11. That the developer contribute \$3,600.00 to the I-470/I-435 Corridor Improvement Fund based on a rate of \$450.00 per unit (8 x \$450.00 = \$3,600.00).

A copy of said preliminary plat is on file in the office of the City Clerk under Document No. 961591, 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 Attorney2