

ORDINANCE NO. 050641

Approving an amendment to a previously approved preliminary plan in District R-2b on approximately a 26.1 acre tract of land generally located on the south side of 107th Street between Marsh Avenue and Greenwood Road. (9164-CUP-7)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved preliminary plan in District R-2b (Two-Family Dwellings) on approximately a 26.1 acre tract of land generally located at the northwest corner of 26th Street and Brooklyn Avenue, and more specifically described as follows:

Lots 1 through 5, Block 1, inclusive and Lot 6, Block 1, BRIDGEPORT, a subdivision in Kansas City, Jackson County, Missouri, except that part described as follows: A tract of land in Section 6, Township 47, Range 32, now in the City of Kansas City, Jackson County, Missouri, more particularly described as follows: Commencing at the Northeast corner of Lot 6, Block 1, BRIDGEPORT, a subdivision of land in said Section 6, Jackson County, Missouri, as now established; thence West along the North line of said lot 6, a distance of 217.61 feet to the Point of Beginning, said point being on the Easterly line of Arco Pipe Line Company, 33 foot Gas Line Easement, Document No, 748099 in Book 1393 at Pages 95, 96, 97: thence North 39 degrees 39 minutes 07 seconds East, along said Easterly gas line easement, a distance of 18.72 feet; thence North 87 degrees 06 minutes 20 seconds West, parallel to the centerline of 107th Street as now established, a distance of 41.19 feet, to a point on the Westerly line of said Gas Line Easement; thence South 39 degrees 39 minutes 07 seconds West, along the Westerly line of said Gas Line Easement, a distance of 18.72 feet; thence South 87 degrees 06 minutes 20 seconds East, parallel to the centerline of said 107th Street, a distance of 41.19 feet to the point of beginning. And all of Lots 7 through 12, inclusive, Block 1, and Lots 1 through 10, inclusive, Block 2, BRIDGEPORT, a subdivision in Kansas City, Jackson County, Missouri. TRACT 2:

"An easement for Storm Water Detention Facility for the benefit of Parcel 1 as established by the recorded Plat of BRIDGEPORT, recorded in Plat Book I-44 at Page 7 and by the Covenant for Maintenance of Storm Water Detention Facility Bridgeport contained in the Ordinance recorded as Document No. I-786091 in Book I-1702 at Page 928, over the property labeled as "Storm Water Detention Esm't." on the recorded Plat of BRIDGEPORT, a subdivision in Kansas City, Jackson County, Missouri.

is hereby approved, subject to the following conditions:

1. That the developer submit a final plan to the City Plan Commission for approval, including detailed information on landscaping and building elevations.

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2. That the developer submit a street tree planting plan as part of the final plat, secure the approval of the City Forester for street trees planted on right-of-way in front of residential lots (with a copy to be submitted to the City Development Department staff), and agree to plant in conformance with the plan approved by the City Forester. The plan shall include size, type, species, and placement of trees.
3. That the developer replace missing landscaping to restore originally approved landscaping as outlined in the final plan approved on March 17, 1987, Case No. 9134-CUP-6, prior to approval of a final plan.

A copy of said amendment 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 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:

M. Margaret Sheahan Moran
Assistant City Attorney