

ORDINANCE NO. 031181

Approving a development plan in District URD (Urban Redevelopment District) on approximately a 217.62 acre tract of land generally bounded by Front Street on the south, Universal Avenue and Reynolds Avenue on the west, the Missouri River on the north and I-435 on the east. (10333-URD)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District URD (Urban Redevelopment District) on approximately a 217.62 acre tract of land generally bounded by Front Street on the south, Universal Avenue and Reynolds Avenue on the west, the Missouri River on the north and I-435 on the east, and more specifically described as follows:

All that part of Section 24 and Section 25, Township 50, Range 33, in the City of Kansas City, Jackson County, Missouri, described as follows: Beginning at the northeast corner of Executive Park, Twenty-First Plat, a subdivision of land in said city, county and state, said point being on the north right of way line of Commerce Avenue; thence North $87^{\circ}44'03''$ West, along the north right of way of said Commerce Avenue, a distance of 421.25 feet to a point of curvature; thence along a curve to the right, the previous course being tangent thereto, radius of said curve being 13.00 feet, with a central angle of $90^{\circ}25'44''$, an arc distance of 20.52 feet, to a point on the easterly right of way line of Universal Avenue, as now established; thence North $2^{\circ}41'41''$ East (the following courses being along said Universal Avenue right of way), a distance of 1029.78 feet; thence North $2^{\circ}15'57''$ East, a distance of 73.55 feet, to a point of curvature; thence along a curve to the right, the previous course being tangent thereto, radius of said curve being 609.00 feet, with a central angle of $23^{\circ}00'00''$, an arc distance of 244.47 feet; thence North $25^{\circ}15'57''$ East, a distance of 68.03 feet, to a point of curvature; thence along a curve to the right, the previous course being tangent thereto, radius of said curve being 50.00 feet, with a central angle of $90^{\circ}00'00''$, an arc distance of 78.54 feet, to a point on the southerly right of way line of Universal Plaza Drive, (now Corporate Drive), as established by Executive Park, Fifth Plat; thence South $64^{\circ}44'03''$ East, (the following courses being along said southerly right of way of Corporate Drive), a distance of 269.00 feet, to a point of curvature; thence along a curve to the left, the previous course being tangent thereto, radius of said curve being 330.00 feet, with a central angle of $55^{\circ}15'00''$, an arc distance of 318.22 feet; thence North $60^{\circ}00'57''$ East, a distance of 77.00 feet, to a point of curvature; thence along a curve to the right, the previous course being tangent thereto, a radius of said curve being 280.00 feet, with a central angle of $62^{\circ}00'00''$, an arc distance of 302.99 feet; thence South $57^{\circ}59'03''$ East, a distance of 40.24 feet; thence North $32^{\circ}00'57''$ East, departing the southerly right of way line of said

Corporate Drive, a distance of 206.12 feet; thence North 14°21'17" West, a distance of 169.29 feet; thence North 22°59'24" West, a distance of 75.00 feet to a point on the westerly line of Tract "A" of said Executive Park, Fifth Plat, said point being on a curve; (the following courses being along the westerly line of said Tract "A"); thence along a curve to the left, the initial tangent to which bears North 67°00'36" East, radius of said curve being 280.00 feet, with a central angle of 39°44'45", an arc distance of 194.23 feet, to a point of reverse curvature; thence along a curve to the right, the initial tangent to which bears North 27°15'57" East, radius of said curve being 270.00 feet, with a central angle of 36°00'00", an arc distance of 169.65 feet, to a point of reverse curvature; thence along a curve to the left, the initial tangent to which bears North 63°15'57" East, radius of said curve being 205.00 feet, with a central angle of 45°18'58", an arc distance of 162.13 feet, thence South 72°02'58" East, along the northerly line of said Tract "A", a distance of 75.00 feet; thence South 88°35'23" East, continuing along said northerly line, a distance of 15.55 feet; thence South 1°24'37" West, a distance of 107.00 feet; thence South 88°35'23" East, a distance of 132.50 feet; thence North 55°39'23" East, a distance of 30.8 feet; thence South 88°35'23" East, a distance of 18.00 feet; thence North 1°24'37" East, a distance of 68.00 feet; thence North 88°35'23" West, a distance of 18.00 feet; thence North 1°24'37" East, a distance of 18.00 feet; thence North 88°35'23" West, a distance of 126.00 feet; thence South 1°24'37" West, a distance of 18.00 feet; thence North 88°35'23" West, a distance of 6.50 feet; thence North 1°24'37" East, a distance of 21.00 feet, to a point on the northerly line of said Tract "A"; thence South 88°35'23" East, a distance of 168.50 feet, to a point of curvature; said point being on the westerly right of way line of aforementioned Corporate Drive; thence along a curve to the right, the initial tangent to which bears North 16°26'32" East, radius of said curve being 231.38 feet, with a central angle of 14°51'16", an arc distance of 60.00 feet, to a point of reverse curvature; thence along a curve to the left, the initial tangent to which bears North 31°17'48" East, radius of said curve being 170.00 feet, with a central angle of 29°53'11", an arc distance of 88.67 feet; thence North 1°24'37" East, a distance of 226.00 feet; to a point on the westerly right of way line of Executive Drive, as established by Executive Park, Sixth Plat; thence along a curve to the left (the following courses being the westerly and southerly right of way line of Executive Drive), the previous course being tangent thereto, radius of

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said curve being 170.00 feet, with a central angle of $70^{\circ}00'00''$, an arc distance of 207.69 feet; thence North $68^{\circ}35'23''$ West, a distance of 152.79 feet, to a point of curvature, thence along a curve to the right, the previous course being tangent thereto, radius of said curve being 230.00 feet, with a central angle of $50^{\circ}51'20''$, an arc distance of 204.14 feet; thence North $17^{\circ}44'03''$ West, a distance of 126.51 feet, to a point of curvature; thence along a curve to the left, the previous course being tangent thereto, radius of said curve being 170.00 feet, with a central angle of $70^{\circ}00'00''$, an arc distance of 207.69 feet, thence North $87^{\circ}44'03''$ West, along the north line of said Tract "A-A" of said Sixth Plat and the north line of Tract "A", Executive Park, Thirteenth Plat, said north line being the southerly right of way line of Executive Drive as established by said plats, a distance of 1140.72 feet; thence North $2^{\circ}15'57''$ East, a distance of 60.00 feet to a point of curvature; thence along a curve to the right, the tangent to which bears North $87^{\circ}44'03''$ West, radius of said curve being 22.00 feet, with a central angle of $90^{\circ}00'00''$, an arc distance of 34.56 feet; thence North $87^{\circ}44'03''$ West, a distance of 150.00 feet, thence South $2^{\circ}15'57''$ West, along the westerly right of way line of Universal Avenue, as established by Executive Park, Thirteenth Plat, a distance of 395.90 feet to a point of curvature; thence along a curve to the left, along said right of way line the previous course being tangent thereto, radius of said curve being 730.83 feet, with a central angle of $2^{\circ}40'05''$, an arc distance of 34.03 feet; thence North $87^{\circ}44'32''$ West, along the north line of Lots C and B said Executive Park, Twenty-Fifth Plat, a distance of 575.54 feet, to the right of way line of the Deramus Avenue cul-de-sac, as now established; thence northwesterly, westerly and southwesterly, along said right of way line, along a curve to the left, the initial tangent to which bears North $2^{\circ}57'29''$ West, radius of said curve being 55.00 feet, with a central angle of $141^{\circ}43'42''$ and arc distance of 136.05 feet to a point on the north right of way line of said Deramus Avenue; thence North $87^{\circ}44'32''$ West, along the north right of way line of said Deramus Avenue, a distance of 126.50 feet; thence westerly and northerly, along a curve to the right, radius of said curve being 12.00 feet, with a central angle of $90^{\circ}00'29''$ and arc distance of 18.85 feet to the east right of way line of Reynolds Avenue, as established by Executive Park, Twentieth Plat; thence North $2^{\circ}15'57''$ East along the east right of way line of said Reynolds Avenue, a distance of 1523.13

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feet, to a point of curvature; thence along a curve to the right, the previous course being tangent thereto, radius of said curve being 12.00 feet, with a central angle of $90^{\circ}00'00''$, an arc distance of 18.85 feet, to a point on the south right of way line of Stilwell Street, as established by Executive Park, Twenty-Third Plat; thence South $87^{\circ}44'03''$ East, along said south right of way line, a distance of 522.05 feet; thence North $2^{\circ}15'57''$ East, along the east line of Tract "B" and its extension of said Executive Park, Twenty-Third Plat, a distance of 956.77 feet, to a point on the south right of way of the Missouri River Levee right of way, as now established; thence North $86^{\circ}02'43''$ East, along said Levee right of way, a distance of 108.10 feet; thence North $84^{\circ}43'02''$ East, continuing along said Levee right of way, a distance of 295.44 feet, to a point of curvature; thence along a curve to the right, along said Levee right of way, the initial tangent to which bears North $88^{\circ}28'10''$ East, radius of said curve being 5941.22 feet, with a central angle of $0^{\circ}32'18''$, an arc distance of 55.82 feet, to a point on an existing Railroad right of way line, recorded as Document No. K-500318 in Book K-1101 at page 1076; thence South $2^{\circ}15'57''$ West, along said right of way line, a distance of 35.00 feet; thence South $87^{\circ}44'03''$ East, along said right of way line, a distance of 30.00 feet; thence South $66^{\circ}58'53''$ East, along said right of way line, a distance of 110.00 feet, to a point of curvature; thence along a curve to the right, along said right of way line, the initial tangent to which bears South $89^{\circ}44'12''$ East, radius of said curve being 5861.22 feet, with a central angle of $11^{\circ}12'51''$, an arc distance of 1147.17 feet, to a point of curvature; thence along a curve to the right, along said right of way line, the initial tangent to which bears South $89^{\circ}37'50''$ East, radius of said curve being 2877.87 feet, with a central angle of $4^{\circ}44'58''$, an arc distance of 238.55 feet, to a point of curvature; thence along a curve to the right, along said right of way line, the initial tangent to which bears South $84^{\circ}52'52''$ East, radius of said curve being 1025.00 feet, with a central angle of $10^{\circ}27'11''$, an arc distance of 187.00 feet, to a point of curvature; thence along a curve to the right, along said right of way line, the initial tangent to which bears South $74^{\circ}25'41''$ East, radius of said curve being 5916.22 feet, with a central angle of $0^{\circ}39'27''$, an arc distance of 67.88 feet, to a point on the west right of way line of Interstate Highway No. 435, as now established; thence South $1^{\circ}24'37''$ West, along the west right of way line of said Interstate Highway No. 435, a distance of 2759.75 feet;

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thence North 88°35'23" West, a distance of 5.41 feet to a point of curvature, said point being on the easterly right of way line of aforementioned Corporate Drive; thence along a curve to the right, the initial tangent to which bears South 1°24'37" West, radius of said curve being 230.00 feet, with a central angle of 29°53'11", an arc distance of 119.97 feet to a point of reverse curvature; thence along a curve to the left, the initial tangent to which bears South 31°17'48" West, radius of said curve being 171.38 feet, with a central angle of 59°46'22", an arc distance of 178.79 feet to a point of reverse curvature; thence along a curve to the right, the initial tangent to which bears South 28°28'34" East, radius of said curve being 230.00 feet, with a central angle of 29°53'11", an arc distance of 119.97 feet; thence South 88°35'23" East, a distance of 5.41 feet to a point on the westerly right of way line of aforementioned Interstate Highway No. 435; thence South 1°24'37" West, a distance of 944.00 feet; thence South 8°02'46" West, along said west right of way, a distance of 797.04 feet; thence South 0°15'39" West, continuing along said west right of way line, a distance of 485.30 feet; thence South 27°16'34" West, continuing along said west right of way, a distance of 133.04 feet, to a point on the north right of way of Front Street, as now established; thence North 87°42'53" West, along said north right of way, a distance of 252.06 feet, to the southeast corner of Executive Park, Thirty-Fourth Plat, thence North 2°15'57" East, along the east line of said Executive Park, Thirty-Fourth Plat, a distance of 210.00 feet, to the northeast corner thereof; thence North 87°42'53" West, along the north line of said Executive Park, Thirty-Fourth Plat, a distance of 260.00 feet, to the northwest corner thereof; thence South 2°15'57" West, along the west line of said Executive Park, Thirty-Fourth Plat, a distance of 210.00 feet, to the southwest corner thereof, said point being on the north right of way of said Front Street; thence North 87°42'53" West, along said north right of way, a distance of 570.71 feet; thence North 87°43'23" West, continuing along said north right of way line, a distance of 230.79 feet; thence North 2°15'57" East, along the extension of and the east line of aforementioned Tract "B" of Executive Park, Twenty-First Plat, a distance of 437.25 feet to the point of beginning, containing 9,479,440.64 square feet or 217.62 acres, more or less.

is hereby approved, subject to the following conditions:

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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 necessary 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 extend water mains as required by the Water Services Department.
5. That the developer provide for fire protection as required by the Fire Department.
6. That the developer secure the approval of the Street Naming Committee for all street names.
7. That the developer secure a floodplain certificate if any grading is to occur within the floodplain.
8. That the developer construct temporary cul-de-sacs for each phase as required by the Department of Public Works.
9. That the developer secure a land disturbance permit from the Missouri Department of Natural Resources.
10. That the developer secure 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.
11. That the developer secure the approval of the Missouri Department of Transportation prior to working within any State right of way.
12. That the developer provide cross-access easements on the final plat as required by the Department of Public Works.
13. That the developer record all plats within the Executive Park area in sequential

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order.

- 14. That the developer submit a site plan to the Director of City Development for approval, including plans for landscaping, both on site and within the proposed revised islands in the right of way, grading, and signage (including elevations). The landscaping plan shall identify adequate area for planting of trees and shrubs within the parking.

A copy of said development plan is on file in the office of the City Clerk under Document No. 031181, 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