

ORDINANCE NO. 070312

Approving the preliminary plat of Blue Hills Commons on a 1.10 acre tract of land generally located at the northeast corner of State Line Road and Blue Ridge Boulevard.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Blue Hills Commons on a 1.10 acre tract of land generally located at the northeast corner of State Line Road and Blue Ridge Boulevard, approximately 280 feet east of State Line Road on the north side of Blue Ridge Boulevard (814 W. Blue Ridge Boulevard), and more specifically described as follows:

A portion of Lot 63 and all of Lot 64, Klappmeyer Estates, a subdivision of land located in the East Half of the Northeast Quarter of Fractional Section 18, Township 47 North, Range 33 West, Jackson County, Kansas City, Missouri, being more particularly described as follows: Beginning at the southeast corner of Lot 64, Klappmeyer Estates, Jackson County, Missouri; thence on an assumed bearing of S 88°42'08" W along the north right-of-way line of Blue Ridge Boulevard, a distance of 261.49 feet; thence N 01°18'12" W a distance of 221.36 feet to a point on the north line of said Lot 63; thence S 70°40'55" E along said north line a distance of 145.72 feet to the northeast corner of said Lot 63; thence N 88°34'27" E along the north line of said Lot 64, a distance of 124.95 feet; thence S 01°21'14" E a distance of 170.34 feet to the point of beginning. Contains 47,970.92 square feet, 1.10 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, commonly known as the Subdivision Regulations.
2. That the developer submit a macro/micro storm drainage study to Development Services for review and acceptance for the entire development when the final plat is submitted, and that the developer construct any improvements as required by Development Services.
3. That the developer dedicate additional right of way for primary arterial with a bike lane as required by Development Services so as to provide a minimum of 56 feet of right of way as measured from the centerline of W. Blue Ridge Boulevard.
4. 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

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that the developer be responsible for all costs associated with subordination activities.

5. That the developer secure permits to repair or reconstruct existing, 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.
6. That the developer submit plans for grading, siltation, and erosion control to Development Services for approval and permitting prior to beginning any construction activities.
7. That the developer secure a land disturbance permit from Development Services prior to beginning any construction, grading, clearing, or grubbing activities, if the disturbed area equals one acre or more.
8. That the developer submit covenants, conditions and restrictions to Development Services for review by the Law Department for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts.

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.

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