

ORDINANCE NO. 090055

Approving the preliminary plat of Jensen's Plaza on a 2.6 acre tract of land generally located on the south side of Red Bridge Road between Hickman Mills Drive and Hillcrest Road. (SD 1257-B)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Jensen's Plaza on a 2.6 acre tract of land generally located on the south side of Red Bridge Road between Hickman Mills Drive and Hillcrest Road, and more specifically described as follows:

TRACT I: All that part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 47, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point in the east line of said Quarter Quarter Section, and 426.50 feet north of the southeast corner thereof; thence west and parallel to the south line of said Quarter Quarter Section, 236.31 feet to the southeast corner of a tract conveyed to Phillips Petroleum Company; thence northerly along the east line of said Phillips Petroleum Company Tract 136.84 feet to a point in the south line of Red Bridge Road as now established; thence southeasterly along the southerly line of Red Bridge Road to a point in the east line of said Quarter Quarter Section; thence south 55.68 feet to the point of beginning, except part in Hillcrest Road.

TRACT II: A tract of land in the Southeast Quarter of the Northeast Quarter of Section 2, Township 47, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point 122.1 feet north of the southeast corner of the Northeast Quarter of said Section 2, thence north 304.4 feet; thence west 356.73 feet; thence south 304.4 feet; thence east 356.73 feet to the point of beginning; except that part of said tract lying westerly of the westerly right of way line of U.S. Highway No. 71, and except that part in U.S. Highway No. 71.

TRACT III: That part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 47, Range 33, Jackson County, Missouri, described as follows: Beginning at a point 610.5 feet north of the south line and 223.40 feet west of the east line of said Quarter Quarter Section; thence west and parallel to the south line of said Quarter Quarter Section 133.33 feet; thence south and parallel to the east line of said Quarter Quarter Section 184.00 feet; thence east and parallel to the south line of said Quarter Quarter Section 120.42 feet; thence in a northeasterly direction 184.4 feet; more or less, to the point of beginning except that part thereof in roads and highways.

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, commonly known as the Subdivision Regulations.
2. That the developer submit a micro storm drainage study to Development Services for approval 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 a secondary arterial with a turn lane and a bike path as required by Development Services so as to provide a minimum of 52 feet of right of way as measured from the centerline of Red Bridge Road.
4. That the developer dedicate additional right of way for a secondary arterial with a turn lane and a bike path as required by Development Services so as to provide a minimum of 52 feet of right of way as measured from the centerline of Hickman Mills Drive.
5. That the developer dedicate additional right of way for a secondary arterial with a turn lane and a bike path as required by Development Services so as to provide a minimum of 52 feet of right of way as measured from the centerline of Hillcrest Road.
6. 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 that the developer be responsible for all costs associated with subordination activities now and in the future.
7. That adequate sight distance be provided for each drive connection to Red Bridge Road, Hickman Mills Drive and Hillcrest Road as required by Development Services.
8. That the developer submit a letter from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters. The letter must identify state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by Development Services, prior to recording the plat.
9. That the developer grant a BMP Easement to the City as required by Development Services.

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10. That the developer grant an access easement for Lot 2 on the final plat as required by Development Services.
11. That the developer restripe the road markings on Red Bridge Road between Hillcrest Road and Hickman Mills Drive so as to provide one eastbound lane, one westbound lane, and one central left-turn lane as shown on the development plan.
12. That the developer restripe the road markings on the west leg of the intersection of Red Bridge Road with Hillcrest Road so as to provide one eastbound through lane, one eastbound left-turn lane, and one westbound exit lane as shown on the development plan.
13. That the developer modify the intersection and traffic signals at the intersection of Red Bridge Road and Hickman Mills Drive so as to add a northbound left-turn lane with 175 feet of storage plus taper, a northbound through lane, a westbound left-turn lane, a westbound through lane and an eastbound right-turn lane at Hickman Mills Drive.
14. That the developer submit an abandonment request for the existing Certificate of Legal Non-conforming Use, as required by Development Services, prior to recording of the final plat

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.

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I hereby certify that as required by Chapter 66, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

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Secretary, City Plan Commission

Approved as to form and legality:

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M. Margaret Sheahan Moran  
Assistant City Attorney