

ORDINANCE NO. 060997

Approving the preliminary plat of Westport Plaza Condominium on a .66 acre tract of land generally located at the southeast corner of Clark Street and 42nd Street. (SD 1270)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Westport Plaza Condominium on a .66 acre tract of land generally located at the southeast corner of Clark Street and 42nd Street, and more specifically described as follows:

TRACT 1: Lot 3, Louis Vogles Fourth Addition, a subdivision in Kansas City, Jackson County, Missouri, together with the West ½ of the vacated alley lying east of and adjacent thereto.

TRACT 2: Lot 4, except that part in 42nd Street, Louis Vogle's Fourth Addition, a subdivision in Kansas City, Jackson County, Missouri, together with the West ½ of the vacated alley lying east of and adjacent thereto.

TRACT 3: The northerly 150 feet of the tract of land in the Southeast Quarter of the Southeast Quarter of Section 19, Township 49, Range 33, in Kansas City, Jackson County, Missouri, delineated on the Administrators' Plat of the subdivision of six acres of land in Westport, Missouri, belonging to the estate of Christian Glunz in Plat Book A-1 at page 14, filed May 18, 1868, particularly described as beginning on the north line of Westport Road, formerly Main Street in the Town of Westport, at its point of intersection with the east line of the twelve-foot alley lying east of and adjoining Lots 1 to 10, inclusive, of Louis Vogle's Addition to the Town of Westport in Plat Book A-1 at page 5, filed August 18, 1857, and running thence North 6° East with the north line of Westport Road 75 ¾ links; thence North 23° West 5.06 chains; thence South 65 1/2° West 75 ¾ links to the east line of said alley; and thence South 23 1/4° East 5.01 chains along the east line of said alley to the point of beginning; together with the east ½ of the vacated alley lying west of and adjoining said northerly 150 feet of the aforesaid tract, subject to the right of way of 42nd Street over the northerly portion thereof as opened and established by Ordinance No. 9840 approved October 11, 1911.

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.

ORDINANCE NO. 060997

2. That the developer contribute \$3,227.56 in lieu of parkland dedication for 27 units ($27 \text{ units} \times 2 \times .006 \times \$9,961.61 \text{ (year 2006)} = \$3,227.56$) in satisfaction of Section 66-128 of the Subdivision Regulations.
3. That the developer submit a street tree planting plan, 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.
4. That the developer secure approval from the Board of Zoning Adjustment for any necessary variances.
5. That the dedication of additional right-of-way and construction of sidewalks along 42nd Street be waived.
6. That the developer secure permits to repair sidewalks, curbs, and gutters as necessary along Clark Street in accordance with Chapters 56 and 64, Code of Ordinances, or submit a letter from a Missouri Licensed Civil Engineer stating that the sidewalks, curb, and gutter are in a good state of repair and meet the requirements set forth in Chapters 56 and 64, Code of Ordinances, as required by the Development Services, prior to recording of the 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.

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