

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 180237

Approving the preliminary plat of Calvary University in District M1-5 on about 52 acres generally bounded by Fairchild Drive to the north and west, Bong Street to the south and Kensington Avenue to the east, creating three lots. (SD 1569)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Calvary University in District M1-5 (Manufacturing 1 dash 5) on about 52 acres generally bounded by Fairchild Drive to the north and west, Bong Street to the south and Kensington Avenue to the east, and more specifically described as follows:

TRACT A: A tract of land in the West Half of Section 2 & the East Half of Section 3, all in Township 46 North, Range 33 West of the Fifth Principal Meridian, Kansas City, Cass County, Missouri, more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter of said Section 2; thence South 02 degrees 32 minutes 58 seconds West, along the West line of said Northwest Quarter, a distance of 2,032.53 feet to the true point of beginning; thence North 61 degrees 31 minutes 09 seconds East, a distance of 149.11 feet to a point on the Southwesterly right-of-way line of Calvary Road (60' R/W), as now established; thence on a curve to the left with an Initial Tangent Bearing of South 59 degrees 33 minutes 15 seconds East, having a Radius of 560.00 feet, along said Southwesterly right-of-way line, an arc distance of 170.95 feet to a point of tangency; thence South 77 degrees 02 minutes 40 seconds East, continuing along said Southwesterly right-of-way line, a distance of 51.07 feet; thence on a curve to the right, tangent to the last described course, having a Radius of 24.00 feet, continuing along said Southwesterly right-of-way line, an arc distance of 33.38 feet to a point of tangency, said point being on the Westerly right-of-way line of Kensington Avenue (60' R/W), as now established; thence South 02 degrees 38 minutes 54 seconds West, along said Westerly right-of-way line, a distance of 779.29 feet; thence on a curve to the left, tangent to the last described course, having a Radius of 2,925.64 feet, continuing along said Westerly right-of-way line, an arc distance of 431.18 feet; thence on a reverse curve to the right, having a Radius of 24.00 feet, continuing along said Westerly right-of-way line, an arc distance of 32.54 feet to a point of tangency, said point being on the Northerly right-of-way line of Bong Avenue (65' R/W), as now established; thence South 71 degrees 53 minutes 30 seconds West, along said Northerly right-of-way line, a distance of 561.04 feet; thence on a curve to the right, tangent to the last described course, having a Radius of 24.00 feet, continuing along said Northerly right-of-way line, an arc distance of 39.78 feet to a point of tangency, said point being on the Easterly right-of-way line of Norton Avenue (60' R/W), as now established; thence North 13 degrees 08 minutes 04 seconds West, along said Easterly right-of-way line, a distance of 833.75

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 180237

feet; thence North 75 degrees 43 minutes 53 seconds East, a distance of 427.33 feet to the Southwest corner of said Northwest Quarter; thence North 02 degrees 32 minutes 58 seconds East, along said West line of the Northwest Quarter, a distance of 502.39 feet to the point of beginning and containing 751,831 square feet or 17.26 acres, more or less.

TRACT B: A tract of land in the West Half of Section 2 & the East Half of Section 3, all in Township 46 North, Range 33 West of the Fifth Principal Meridian, Kansas City, Cass County, Missouri, more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter of said Section 2; thence South 02 degrees 32 minutes 58 seconds West, along the West line of said Northwest Quarter, a distance of 2,032.53 feet to the true point of beginning; thence continuing South 02 degrees 32 minutes 58 seconds West, along said West line of the Northwest Quarter, a distance of 502.39 to the Southwest corner of said Northwest Quarter; thence South 75 degrees 43 minutes 53 seconds West, a distance of 427.33 feet to a point on the Easterly right-of-way line of Norton Avenue (60' R/W), as now established; thence South 77 degrees 21 minutes 18 seconds West, along the Northerly right-of-way line of Wright Street (35' R/W), as now established, a distance of 425.32 feet to a point on the Southeasterly right-of-way line of Fairchild Drive (65' R/W), as now established; thence on a curve to the right, with an Initial Tangent Bearing of North 08 degrees 39 minutes 23 seconds West, having a Radius of 5,707.93 feet, along said Southeasterly right-of-way line, an arc distance of 753.39 feet; thence on a compound curve, having a Radius of 713.00 feet, continuing along said Southeasterly right-of-way line, an arc distance of 587.56 feet to a point of tangency; thence North 46 degrees 07 minutes 17 seconds East, continuing along said Southeasterly right-of-way line, a distance of 42.87 feet; thence on a curve to the right, tangent to the last described course, having a Radius of 605.00 feet, continuing along said Southeasterly right-of-way line, an arc distance of 205.53 feet to a point of tangency; thence North 65 degrees 35 minutes 08 seconds East, continuing along said Southeasterly right-of-way line, a distance of 200.47 feet to a point on the Southwesterly right-of-way line of Calvary Road (60' R/W), as now established; thence South 24 degrees 25 minutes 13 seconds East, along said Southwesterly right-of-way line, a distance of 529.77 feet; thence on a curve to the left, tangent to the last described course, having a Radius of 560.00 feet, continuing along said Southwesterly right-of-way line, an arc distance of 343.39 feet; thence South 61 degrees 31 minutes 09 seconds West, a distance of 149.11 feet to the point of beginning and containing 1,053,771 square feet or 24.19 acres, more or less.

TRACT C: A tract of land in the West Half of Section 2 & the East Half of Section 3, all in Township 46 North, Range 33 West of the Fifth Principal Meridian, Kansas City, Cass County, Missouri, more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 180237

of said Section 2; thence South 02 degrees 32 minutes 58 seconds West, along the West line of said Northwest Quarter, a distance of 875.69 feet; thence South 87 degrees 27 minutes 02 seconds East, perpendicular to said West line of the Northwest Quarter, a distance of 360.54 feet to a point on the West right-of-way line of Kensington Avenue (60' R/W), as now established, said point being the true point of beginning; thence South 02 degrees 38 minutes 54 seconds West, along said West right-of-way line, a distance of 1,058.94 feet; thence on a curve to the right, tangent to the last described course, having a Radius of 24.00 feet, continuing along said West right-of-way line, an arc distance of 42.02 feet to a point of tangency, said point on the Northeasterly right-of-way line of Calvary Road (60' R/W), as now established; thence North 77 degrees 02 minutes 40 seconds West, along said Northeasterly right-of-way line, a distance of 31.43 feet; thence on a curve to the right, tangent to the last described course, having a Radius of 500.00 feet, continuing along said Northeasterly right-of-way line, an arc distance of 459.23 feet to a point of tangency; thence North 24 degrees 25 minutes 13 seconds West, continuing along said Northeasterly right-of-way line, a distance of 534.76 feet to a point on the Southeasterly right-of-way line of Fairchild Drive (70' R/W), as now established; thence North 65 degrees 35 minutes 08 seconds East along said Southeasterly right-of-way line, a distance of 739.27 feet to the point of beginning and containing 444,556 square feet or 10.21 acres, more or less.

is hereby approved, subject to the following conditions:

1. The developer shall submit a street tree planting plan with each final plan and secure the approval of the City Forester for street trees planted in the right of way in front of residential lots, with a copy to be submitted to the Development Management Division prior to approval and issuance of building permits for Lots 3 and 4. The plan shall include size, type, species and placement of trees. The developer shall agree to plant in accordance with the plan approved by the City Forester.
2. The developer shall submit a street naming plan to the Development Management Division prior to ordinance request. The street naming plan shall be approved prior to Mylar approval of this plat.
3. The developer shall prepare a walkability assessment to measure the level of pedestrian service prior to issuance of a building permit for new future development.
4. The developer shall incorporate open space with future development of parcels.
5. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 180237

6. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, and the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
7. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
8. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.
9. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, identifying sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 4/8/09" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. 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 the Land Development Division and prior to recording the final plat.
10. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage for all public right-of-way, and construct associated ADA ramps at the existing intersections as necessary, prior to issuance of any building permits for new construction.
11. The developer shall execute an unsecured Deferral Agreement to improve the south and east halves of Fairchild Drive, the west half of Kensington Avenue, the north half of Wright Street, the east half of Norton Avenue, and the north half of Bong Street to commercial collector standards as required by Chapter 88, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the roads, and obtaining required permits from the Land Development Division for

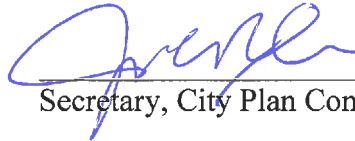
COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 180237

said improvements prior to issuance of any building permits for new construction within the boundary of the preliminary 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 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.



Secretary, City Plan Commission

Approved as to form and legality:



Sarah Baxter
Assistant City Attorney



Authenticated as Passed


Sly James, Mayor
Marilyn Sanders, City Clerk

MAY 24 2018

Date Passed