

ORDINANCE NO. 180390

Approving a preliminary plat in District M1-5 (Manufacturing 1-5) on about 17.37 acres generally located north of W. 141st Terrace, west of Wyandotte Street and Highway 150 with the Kansas City city limits to the west, creating two lots. (SD1578).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat in District M1-5 (Manufacturing 1-5) on about 17.37 acres generally located north of W. 141st Terrace, west of Wyandotte Street and Highway 150 with the city limits to the west, and more specifically described as follows:

All of Lots 34 and 35, Bi-State Business Park, Second Plat, a subdivision in Kansas City, Jackson County, Missouri, together with all that part of an unplatted tract of land lying in the North Half of Section 30, Township 47 North, Range 33 West, more particularly described as follows:

Commencing at the Southwest corner of the North Half of Section 30, Township 47 North, Range 33 West; thence North 02 degrees 19 minutes 58 seconds West, along the West line of said North Half, a distance of 1319.29 feet to the Southwest corner of Lot 34, Bi-State Business Park, Second Plat, a subdivision in Kansas City, Jackson County, Missouri, the point of beginning; thence North 02 degrees 19 minutes 58 seconds West, continuing along said West line, and along the West line of said Lot 34 and its Northerly extension, a distance of 668.30 feet to the Southwest corner of Lot 4, State Line Station – Unit 3, a subdivision in Kansas City, Jackson County, Missouri; thence South 88 degrees 52 minutes 22 seconds East, departing said West lines, along the South line of said Lot 4, and along the South line of Madison Avenue right of way and along the South line of Lot 3, all of said State Line Station – Unit 3, a distance of 1240.00 feet to a point on the West line of Missouri Route 150, as established in Document 1999K0013541; thence South 14 degrees 03 minutes 38 seconds East, departing said South line, along said West line, a distance of 477.31 feet to a point on the Northwesterly line of Wyandotte Street right of way, as established in Bi-State Business Park, a subdivision in Kansas City, Jackson County, Missouri; thence South 45 degrees 48 minutes 15 seconds West, departing said West line, along said Northwesterly line, a distance of 328.65 feet to the Easternmost corner of Lot 37 of Bi-State Business Park, Second Plat, a subdivision in Kansas City, Jackson County, Missouri; thence North 59 degrees 11 minutes 49 seconds West, departing said Northwesterly line, along the North line of said Lot 37, a distance of 330.56 feet to the Northernmost corner of said Lot 37, said corner also being the Easternmost corner of Lot 36 of said Bi-State Business Park, Second Plat; thence North 70 degrees 29 minutes 49 seconds West, along the North line of said Lot 36, a distance of 299.60

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feet to the Northwest corner of said Lot 36, said corner also being the Northeast corner of Madison Avenue right of way, as established in said Bi-State Business Park, Second Plat; thence South 88 degrees 26 minutes 40 seconds West, along the North line of said Madison Avenue right of way, a distance of 80.01 feet to the Northwest corner of said Madison Avenue right of way, said corner also being the Northeast corner of Lot 35 of said Bi-State Business Park, Second Plat; thence South 02 degrees 19 minutes 58 seconds East, along the East line of said Lot 35, a distance of 170.00 feet to a point on the South line of said Lot 35, said point also being a point of curvature; thence in a Southerly, Southwesterly and Westerly direction, along said South line and along a curve to the right, having a radius of 30.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 47.12 feet to a point of tangency; thence South 87 degrees 40 minutes 02 seconds West, along said South line and along the South line of said Lot 34, a distance of 425.09 feet to the point of beginning, containing 756,567 Square Feet or 17.3684 Acres, more or less.

is hereby approved, subject to the following conditions:

1. 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.
2. The developer shall submit a new, or update a previously accepted macro storm drainage study from a Missouri-licensed civil engineer to the Land Development Division for the overall development in accordance with adopted standards to address development amendments or modified conveyance systems, along with providing a detailed micro study prior to final platting or issuance of a building permit (whichever occurs first), that is in general compliance with the macro and adopted standards, including a BMP level of service analysis, and securing permits to construct any improvements as required by the Land Development Division.
3. 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.
4. 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.

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5. 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.
6. The developer shall provide access restrictions to prohibit direct vehicular access to M-150 from all lots or units and the restriction shall be placed on the final plat.
7. The developer shall receive the approval of the Missouri Department of Transportation prior to working within any State right-of-way.
8. The developer shall construct street improvements, to meet current standards, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary, and adjusting vertical grades for the road, and obtain required permits from the Land Development Division to complete the connection to existing Madison Avenue to the north, prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
9. The developer shall enter into a Cooperative Agreement with the City at the time of the final plat whereby the developer agrees to contribute the total amount of \$5,900.00 for the future extension of Madison Avenue from the northern property line to its existing termination north of the property; said contribution shall be made prior to issuance of a certificate of occupancy for buildings on either lot, whichever occurs first. The City shall apply said \$5,900.00 to funding the construction of the connection of Madison Avenue to the north.
10. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
11. The developer must pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
12. The developer shall integrate into the existing streetlight system any relocated existing streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
13. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape

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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 11/5/2013" 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 issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

14. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
15. The owner/developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
16. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
17. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit, whichever occurs first.
18. The developer shall grant a BMP easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

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19. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department for the maintenance of common elements, prior to recording 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.

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I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

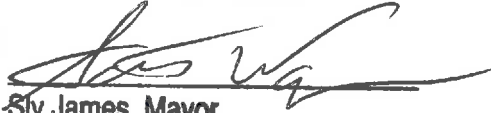
  
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Secretary, City Plan Commission

Approved as to form and legality:

  
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Sarah Baxter  
Assistant City Attorney



Authenticated as Passed



Sly James, Mayor



Marilyn Sanders, City Clerk

MAY 24 2018

Date Passed