

ORDINANCE NO. 140584

Approving a development plan in District R-80 on approximately 84 acres generally located on the south side of E. 139th Street between Peterson Road to the west and Horridge Road to the east, to allow for multiple principle buildings on one lot and a commercial riding and boarding ranch. (14403-P-1).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District R-80 (Residential dash 80) on approximately 84 acres generally located on the south side of E. 139th Street between Peterson Road to the west and Horridge Road to the east, and more specifically described as follows:

Sec-27 Twp-47 Rng-32--Pt NW 1/4 daf: Beg nw cor th s 87 deg 21 min 06 sec e 332.82'; th s 02 deg 29 min 07 sec w 40' to tru pob; th s 87 deg 21 min 06 sec e 285.6'; th n 02 deg 38 min 54 sec e 20'; th s 87 deg 21 min 06 sec e 944.05'; th s 02 deg 19 min 30 sec w 2627.19'; th n 87 deg 23 min 27 sec w 1569.87'; th n 02 deg 29 min 07 sec e 1324.12'; th s 87 deg 22 min 16 sec e 332.82'; th n 02 deg 29 min 07 sec e 1284.01' to tru pob (known as tract a Cert Sur T-37 pg-78).

is hereby approved, subject to the following conditions:

1. That the developer submit a detailed micro storm drainage study, in general compliance with adopted standards, including a BMP level of service analysis, prior to approval and issuance of any building permits, that the developer verify and/or improve downstream conveyance systems to address changes in flow characteristics leaving the site and that the developer construct any other improvements as required by Land Development Division as necessary to mitigate changes in rate, volume, and quality of runoff from the proposed parking area.
2. That the developer pay impact fees as required by Chapter 39 of the City's Code of Ordinances as required by the Land Development Division.
3. That the developer dedicate right of way for E. 139th Street as required by the Land Development Division so as to provide a total of 50 feet of right of way as measured from the centerline of E. 139th Street via general warranty deed.
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 within the planned boundary without the prior written consent of the Land Development Division.

