

ORDINANCE NO. 150635

Approving a development plan in District M 1-5 on approximately 1.39 acres generally located on the west side of Holly between W. 32nd Street to the south and W. 31st Street to the north. (14566-P)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District M 1-5 (Manufacturing 1-5) on approximately 1.39 acres generally located on the west side of Holly between W. 32nd Street to the south and W. 31st Street to the north, and more specifically described as follows:

All that part of the following described tract of land lying above elevation 160 as referred to the datum plane of Kansas City, Missouri, All that part of the Southwest Fractional Quarter of Section 18, Township 49, Range 33, and all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, and all of the East 1/2 of Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and part of Lots 23 and 24, Harris and Evans Addition, a subdivision in Kansas City, Jackson County, Missouri, together with the vacated alley adjoining said lots and that part of the North 1/2 of vacated 32nd Street lying South and adjoining thereof, more particularly described as follows: Commencing at the Northeast Corner of the Southwest Fractional Quarter of said Section 18; thence South 02 degrees 32 minutes 04 seconds West along the East line of the Southwest Fractional Quarter of said Section 18, a distance of 478.36 feet measure (478.40 feet by Plat); thence North 87 degrees 19 minutes 50 seconds West a distance of 25.00 feet to the Northeast corner of said lot 1, the Point of Beginning; thence South 02 degrees 32 minutes 04 seconds West along the West line of Holly Street a distance of 133.11 feet; thence along a curve to the left having a radius of 47.75 feet, with initial tangent bearing of South 84 degrees 42 minutes 24 seconds West, through a central angle of 82 degrees 10 minutes 19 seconds, having an arc distance of 68.48 feet; thence South 02 degrees 32 minutes 04 seconds West a distance of 26.24 feet; thence along a curve to the left having a radius of 42.00 feet, tangent to the last described course, through a central angle of 88 degrees 58 minutes 20 seconds, having an arc distance of 65.22 feet, to a point on the West line of Holly Street; thence South 87 degrees 27 minutes 56 seconds a distance of 25.00 feet to a point on the Centerline of Holly Street; thence South 02 degrees 32 minutes 04 seconds West along said Centerline of Holly Street a distance of 82.91 feet to a point on the South line of said Harris and Evans Addition; thence North 87 degrees 19 minutes 50 seconds West along the South line a distance of 198.95 feet; thence North 02 degrees 35 minutes 01 seconds East a distance of 67.94 feet measure (67.83 feet by Plat); thence North 87 degrees 06 minutes 10 seconds West a distance of 20.11 feet measure (20.00 feet by Plat); thence North 02 degrees 32 minutes 04 seconds East a

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distance of 213.48 feet; thence North 22 degrees 20 minutes 55 seconds East a distance to a point on the North line of said Harris and Evans Addition; thence South 87 degrees 19 minutes 50 seconds East along said North line a distance of 176.00 feet to the Point of Beginning. Containing 60,651 square feet, or 1.39 acres more or less.

is hereby approved, subject to the following conditions:

1. That the developer cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
2. That the developer submit a storm drainage analysis from a Missouri licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site for a minimum of 40 hours prior to release, to reduce small storm discharge to the combined sewer system. The retained runoff shall be discharged between 40 and 72 hours. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
3. That the developer dedicate additional right of way for the intersection of W. 32nd Street and Holly Street as shown on the Development Plan, and ensure that right of way dedication is adequate for any proposed road improvements as required by the Land Development Division adjacent to this project.
4. That the developer 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 that the owner/developer be responsible for all costs associated with subordination activities now and in the future.
5. 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.
6. That the developer petition for the vacation of Holly Street as shown on the development plan as required by the Land Development Division, and Development Management prior to recording of the final plat.

