

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A FINAL PLAT FOR GRACE SUBDIVISION, IN
INDEPENDENCE, MISSOURI; AND DECLARING AN EMERGENCY.

WHEREAS, the application submitted by Grace Holdings, requesting approval of the final plat entitled “Grace Subdivision”, was referred to the Planning Commission as required by the Unified Development Ordinance; and,

WHEREAS, the Planning Commission considered the final plat on June 8, 2021, and rendered a report to the City Council recommending the plat be approved by a vote of 6-0; and,

WHEREAS, the City Council rendered a decision to approve the final plat on June 21, 2021; and,

WHEREAS, in accordance with the Unified Development Ordinance, it was determined that the final plat is consistent with the approval criteria in Section 14-702-04.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That the final plat entitled “Grace Subdivision” is a subdivision being encompassed by the streets of Heartland Drive, Little Blue Parkway, Valley View Parkway, and Valley View Drive and being located in South Half of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 28 in Township 49N, Range 31W, in Independence, Missouri, legally described as follows:

A tract of land being Lot 6 of Trinity 2nd Plat, Lots 6-12, a subdivision according to the plat thereof recorded as Document Number 2007E0131737 of the Jackson County records, and an un-platted tract of land located in the South 1/2 of the N.W. 1/4 and the S.W. 1/4 of the N.E. 1/4 of Section 28, Township 49 North, Range 31 West City of Independence, Jackson County, Missouri being more particularly described as follows:

Beginning at the intersection of eastern right-of-way line of South Heartland Avenue, variable width, with the southeastern right-of-way line of South Little Blue Parkway, variable width; thence along said southeastern right-of-way line, North 58 degrees 26 minutes 26 seconds East, 854.30 feet to a point of curvature to the right having a radius of 25.00 feet, an arc length of 39.27 feet, and a chord which bears South 76 degrees 33 minutes 34 seconds East, 35.36 feet to the southwestern right-of-way line of East Valley View Parkway, variable width; thence said right-of-way line the following: South 31 degrees 33 minutes 34 seconds East, 57.59 feet to a point of curvature to the left having a radius of 450.00 feet, an arc length of 445.65 feet and a chord which bears South 59 degrees 55 minutes 49 seconds East. 427.66; South 88 degrees 18 minutes 08 seconds East, 251.36 feet to a point of curvature to the right having a radius of 350.00 feet and an arc length of 274.89 feet and a chord which bears South 65 degrees 48 minutes 08 seconds East, 267.88 feet; South 43 degrees 18 minutes 08 seconds East, 191.93 feet to the beginning of a non-tangential curve to the right having a radius of 360.00 feet; along said curve with an arc length of 202.01 feet and a chord which bears South 13 degrees 41 minutes 26 seconds East, 199.37 feet; South 02 degrees 23 minutes 08 seconds West, 66.70 feet to the beginning of a non-tangential curve to the left having a radius of 440.00 feet and an arc length of 230.63 feet and a chord which bears South 12 degrees 37 minutes 50 seconds East, 228.00 feet to the north right-of-way line of Northwest Valley View Road, 60 feet wide, said point also being located on a curve to the left having a radius 605.00 feet; along said right-of-way line the following course and distances: along said curve with an arc length of 238.59 feet and a chord which

bears North 74 degrees 33 minutes 32 seconds West, 237.04 feet; North 85 degrees 51 minutes 24 seconds West, 37.06 feet to a point of curvature to the left having a radius of 2,280.00 feet; an arc length of 309.16 feet and a chord which bears North 89 degrees 44 minutes 28 seconds West, 308.93 feet; South 86 degrees 22 minutes 27 seconds West, 67.34 feet; South 84 degrees 50 minutes 02 seconds West, 132.33 feet; North 87 degrees 55 minutes 57 seconds West, 773.80 feet to a point of curvature to the left having a radius of 332.94 feet, an arc length of 77.55 feet and a chord which bears South 85 degrees 23 minutes 42 seconds West, 77.38 feet to the eastern right-of-way line of above said South Heartland Avenue; thence along said eastern right-of-way line the following courses and distances, North 15 degrees 34 minutes 01 second West, 64.12 feet to a point of curvature to the left having a radius of 325.00 feet and an arc length of 90.42 feet and a chord which bears North 23 degrees 33 minutes 15 seconds West, 90.13 feet; North 31 degrees 31 minutes 28 seconds West, 152.91 feet; North 28 degrees 39 minutes 44 seconds West, 100.13 feet and North 31 degrees 31 minutes 28 seconds West, 151.21 feet; to the POINT OF BEGINNING. Containing 1,195,885 square feet or 27.454 acres, more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. during May 2021.

SECTION 2. Nonseverability. All provisions of this ordinance are so essentially, and inseparable connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgement on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgement.

SECTION 3. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this ordinance, as determined by the City Clerk and City Counselor, may be corrected with the endorsement of the City Manager without the need to come before City Council.

SECTION 4. That failure to comply with all the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 14, the Unified Development Ordinance, of the Code of the City of Independence, Missouri.

SECTION 5. That this ordinance, in the judgment of the Council, is deemed to be of an urgent nature and that its immediate passage is necessary for the preservation of the public peace, property, health, safety and welfare of the residents of Independence and should become effective immediately upon the date of its passage by the City Council. Therefore, this emergency ordinance is consistent with the facts outlined above.

PASSED AS AN EMERGENCY THIS _____ DAY OF _____, 2021, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.

Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:

City Clerk

APPROVED AS TO FORM AND LEGALITY:

Acting City Counselor

Final Plat Case #21-320-03
Grace Subdivision
06/11/21 – JF

REVIEWED BY:

City Manager