

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE APPROVING A FINAL PLAT FOR M<sup>C</sup>BEE LANDING, LOTS 1 THRU 4, IN INDEPENDENCE, MISSOURI; AND DECLARING AN EMERGENCY.

WHEREAS, the application submitted by Johnathon Phillips, requesting approval of the final plat entitled “McBee Landing, Lots 1 thru 4”, was referred to the Planning Commission as required by the Unified Development Ordinance; and,

WHEREAS, the Planning Commission considered the final plat on August 24, 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 September 7, 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 “McBee Landing, Lots 1 thru 4” is a subdivision being located in the Northeast Quarter of the Southwest Quarter of Section 12, Township 49N, Range 32W, in the City of Independence, Missouri, legally described as follows:

***DESCRIPTION:***

ALL OF THE EAST HALF OF LOT 3, AND ONE FOURTH OF AN ACRE OFF THE EAST SIDE OF THE WEST HALF OF LOT 3, TAUBMAN-CHILES MANOR, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, EXCEPT PART IN 23RD STREET.

***DESCRIPTION:***

ALL OF LOT 1 OF TAUBMAN-CHILES MANOR, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, EXCEPT FOR THAT PORTION: BEGINNING AT THE NORTHEAST (NE) CORNER OF LOT ONE (1), THENCE WEST ALONG BLUE SPRINGS ROAD (NOW 23RD STREET) 60 FEET; THENCE SOUTH 150 FEET; THENCE EAST 60 FEET; THENCE NORTH 150 FEET TO THE PLACE OF BEGINNING, EXCEPT FOR THAT PART IN ROUTE K-78 AS DESCRIBED IN DOCUMENT NO. I-11022 AND EXCEPT FOR A TRACT OF LAND FOR ADDITIONAL RIGHT OF WAY FOR THE STATE HIGHWAY DESIGNATED ROUTE K-78, JACKSON COUNTY, MISSOURI, FOUND IN DOCUMENT NO. I-11719 RECORDED IN BOOK I-35, PAGE 1669, IN THE OFFICE OF THE DIRECTOR OF RECORDS FOR JACKSON COUNTY, MISSOURI, AT INDEPENDENCE; AND ALL OF THE EAST HALF OF LOT FIVE (5) BEGINNING AT THE NORTHEAST CORNER OF SAID LOT FIVE (5), THENCE WEST 357.75 FEET; THENCE SOUTH 334.8 FEET; THENCE EAST 357.75 FEET; THENCE NORTH 334.8 FEET TO THE BEGINNING.

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:

\_\_\_\_\_  
City Counselor

REVIEWED BY:

\_\_\_\_\_  
City Manager