

BILL NO. _____

RESOLUTION NO. _____

A RESOLUTION APPROVING A PRELIMINARY PLAT OF MEADOWBROOK ESTATES, LOTS 54-104 AND TRACTS I AND J LOCATED SOUTHEAST OF EUREKA AND R. D. MIZE ROADS, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI.

WHEREAS, the City is in receipt of an application for a preliminary plat and the Planning Commission has indicated its approval;

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

SECTION 1. That the preliminary plat for Meadowbrook Estates, Lots 54-104, and Tracts I and J located southeast of Eureka and R. D. Mize Roads in the Southwest Quarter of Section 15, Township 49 North, Range 31 West, in Independence, Jackson County, Missouri, be and the same is hereby approved with the conditions noted below:

1. In lieu of half road improvements along R. D. Mize and Eureka Roads, the R. D. Mize curve shall be improved with a minimum radius for a 35-mph roadway. An additional ten feet of right-of-way shall be dedicated for a future sidewalk along the north side of R. D. Mize Road from Brook Ridge Court to the end of the existing sidewalk on R. D. Mize.
2. Street names and addresses will be assigned at the final plat stage and shall be added to the final plat.
3. Lots 54 and 55 must have landscape screening along their rear property lines in accordance with the Unified Development Ordinance Section 14-503-13. A note shall be included on the final plat.
4. There is a stream buffer along the east side of R. D. Mize Road. The plat shows a drainage easement across Lots 54 and 55. This drainage easement may serve as the stream buffer setback as was allowed in Phase 1. The drainage easement must be extended through Lots 56 and 57. The plat must indicate no permanent structures can be placed within the drainage easement. A note indicating the drainage easement is the stream buffer setback must be included on the final plat.

A copy of said preliminary plat is attached hereto and forms a part of this resolution as though fully set forth herein.

PASSED THIS _____ DAY OF _____, 2022, 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

21-310-03 Preliminary Plat
Meadowbrook Estates, 2nd/3rd Phases
1/31/22-bb

APPROVED AS TO FORM AND LEGALITY:

City Counselor

REVIEWED BY:

City Manager