

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

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING A PRELIMINARY PLAT OF JACKSON DRIVE INDUSTRIAL PARK, LOTS 1 – 8, AND TRACTS A & B, LOCATED ON THE NORTHWEST CORNER OF JACKSON DRIVE AND R. D. MIZE ROAD, 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 Jackson Drive Industrial Park, Lots 1 through 8, and Tracts A & B, located on the Northwest corner of Jackson Drive and R. D. Mize Road in the Northwest Quarter of Section 16, Township 49 North, Range 31 West, in Independence, Jackson County, Missouri, be and the same is hereby approved with the conditions noted below:

1. Add note on final plat that there will no direct vehicular access to Jackson Drive from Lots 1, 2, 3, 4 and 8. Sidewalks are required on all new street frontages.
2. The building lines can be removed from all the lots. Instead of conveying Tract B to the adjoining landowner to the east, include that unplatted parcel into the subdivision to create a single lot.
3. There are small stream buffer areas on the land, show on the final plat.
4. The street name needs to be changed from 'Little Blue Expressway' to 'Jackson Drive'. Final street names and addresses will be assigned during the final plat process.
5. Covenants and restrictions must be created for this development to own and maintain the detention basin. Submit a draft copy with the first final plat submission.
6. The detention basin on Tract A can be utilized, but its condition needs to be confirmed that it is in working order and meets the stormwater design requirements.
7. Industrial lots will need follow water quality Best Management Practices (BMP's). These can be built during the development phase or building permit phase.
8. A looped water main will be required for this development with no dead-end mains.
9. Water mains will be required to maintain a minimum of 10-foot horizontal separation from all storm and sanitary mains and structures, so the water main alignment will need to be revised to reflect that requirement.

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.

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

22-310-01 Preliminary Plat  
Jackson Drive Industrial Park  
5/27/22-bb

ATTEST:

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City Clerk

APPROVED AS TO FORM AND LEGALITY:

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City Counselor

REVIEWED BY:

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City Manager