

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

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

A RESOLUTION APPROVING A PRELIMINARY PLAT OF TIMBER CREEK RANCH,  
PHASES 3 THROUGH 6, LOCATED AT 23500 E. BUNDSCHU 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 Timber Creek Ranch, Phases 3 through 6, located at  
approximately 23500 E. Bundschu Road in the East half of the Northwest Quarter of Section 28,  
Township 50 North, Range 31 West, in Independence, Jackson County, Missouri, be and the same is  
hereby approved with the conditions noted below:

1. Addresses will be assigned during the final plat stage for each phase.
2. Half-street improvements are required for Bundschu Road in conjunction with the construction of  
Phase 3. Improvements will include road widening and installation of sidewalk.
3. A stormwater report for the existing detention basin with all drainage areas will be required with final  
plat. Existing detention shall meet current engineering criteria and discharge flows or new detention will  
be required.
4. Show stream buffer on final plat. It is a second order stream with a 105-foot buffer.
5. Connection of Old Mill Road to Regency Heights is required.
6. A set of water main extension plans will need to be submitted to the City Water Department for  
approval before any water main construction may begin.

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

APPROVED AS TO FORM AND LEGALITY:

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

22-310-03 Preliminary Plat  
Timber Creek Ranch Phases 3 - 6  
07/11/22 – JF

REVIEWED BY:

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City Manager