

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A FINAL PLAT FOR CARGO LARGO REPLAT A, IN INDEPENDENCE, MISSOURI.

WHEREAS, the application submitted by Dan Jenson, requesting approval of the final plat entitled "CARGO LARGO REPLAT A", was referred to the Planning Commission as required by the Unified Development Ordinance; and,

WHEREAS, the Planning Commission considered the final plat on October 25, 2022, and rendered a report to the City Council recommending the plat be approved by a vote of 5-1; and,

WHEREAS, the City Council rendered a decision to approve the final plat on November 21, 2022; 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 "Cargo Largo Replat" is a subdivision located in Southwest Quarter of Section 14, Township 49 North, Range 32 West, in Independence, Jackson County, Missouri and being more particularly described as follows:

BEGINNING AT THE NORTHEAST CORNER OF SAID CARGO LARGO, LOTS 1-3, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF UNION PACIFIC RAILROAD, AS NOW ESTABLISHED; THENCE S 02°00'34"W ALONG LAST SAID WEST RIGHT OF WAY LINE, A DISTANCE 1600.53 FEET; THENCE S 09°07'21"W, CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 408.10 FEET; THENCE S 16°08'08"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 599.20 FEET TO THE SOUTHEAST CORNER OF SAID CARGO LARGO, LOTS 1-3; THENCE N 87°05'07"W, ALONG THE SOUTH LINE OF SAID CARGO LARGO, LOTS 1-3, 488.50 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF SOUTH WEATHERFORD ROAD AS NOW ESTABLISHED; THENCE N 02°54'27"E, ALONG THE WEST LINE OF SAID CARGO LARGO, LOTS 1-3 AND ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 410.13 FEET TO A POINT ON A CUL-DE-SAC TERMINATING ARC; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND SAID WEST LINE, ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND AN INITIAL TANGENT BEARING OF N 62°54'27"E AN ARC DISTANCE OF 261.80 FEET; THENCE N 87°05'07"W, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 161.68 FEET; THENCE N 02°54'19"E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 231.79 FEET; THENCE N 87°05'11"W, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 70.00 FEET; THENCE N 02°53'40"E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 244.90 FEET; THENCE N 33°09'19"E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 188.40 FEET; THENCE S 87°06'20"E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 19.29 FEET; THEN CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 49.65 FEET; THENCE N 87 ONTINUING ALONG SAID WEST LINE, A DISTANCE OF 114.23 FEET; THENCE N 02°53'40" E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 418.94 FEET; THENCE N 39°09'10" W, CONTINUING ALONG SAID WEST LINE, 411.18 FEET; THENCE N 02°55'09"E, CONTINUING

ALONG SAID WEST LINE, A DISTANCE OF 42.76 FEET; THENCE S 39°09'10"E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 74.62 FEET; THENCE N 02°55'09"E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 336.25 FEET; THENCE S 87°16'47"E, , CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 254.59 FEET; THENCE N 02°52'07"E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 13.52 FEET; THENCE S 87°05'11"E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 50.00 FEET; THENCE N 02°52'07"E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 74.62 FEET; THENCE S 87°16'47"E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 774.68 FEET; THENCE N 02°43'13"E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 350.49 FEET TO THE NORTHWEST CORNER OF SAID CARGO LARGO, LOTS 1-3; THENCE S 87°16'47"E ALONG THE NORTH LINE OF SAID CARGO LARGO, LOTS 1-3, A DISTANCE OF 73.94 FEET TO THE POINT OF BEGINNING. CONTAINING 46.50 ACRES, MORE OR LESS.

SECTION 2. All of the conditions of the Planning Commission’s approval has been resolved by the applicant except for the condition listed below:

1. Change plat title to ‘Cargo Largo Replat A’.
2. Change the ‘Municipal Services Director – Designee’ to ‘Jaclyn White – City Engineer.
3. Change ‘Approved by the Jackson County Assessor’ to ‘Jackson County Assessment Department’.
4. Add address numbers to plat: Lot 1A is 3232 S. Noland Road; Lot 2A is 3301 S. Weatherford Road or 13900 E. 35th Street; Lot 3 is 3220 S. Weatherford Road; Lot 4A is 3300 S. Weatherford Road.
5. Standard five-foot utility easements are needed along all street frontages of the lots.
6. Show sidewalks along street frontages.

SECTION 3. 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 4. 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 5. 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.

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:

Final Plat Case #22-320-04
Cargo Largo Replat
11/08/22 – JF

City Clerk

APPROVED AS TO FORM AND LEGALITY:

City Counselor

REVIEWED BY:

City Manager