

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A FINAL PLAT FOR LITTLE BLUE ESTATES, 1ST PLAT,
IN INDEPENDENCE, MISSOURI.

WHEREAS, the application submitted by Kevin Stallings, requesting approval of the final plat entitled, “Little Blue Estates, 1st Plat”, was referred to the Planning Commission as required by the Unified Development Ordinance; and,

WHEREAS, the Planning Commission considered the final plat on May 16, 2023, and rendered a report to the City Council recommending the plat be approved by a vote of 5-0; and,

WHEREAS, the City Council rendered a decision to approve the final plat on July 3, 2023; 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 “Little Blue Estates, 1st Plat” is a subdivision located in Northeast Quarter of the Northwest Quarter Section 9, Township 49 North, Range 31 West, in Independence, Jackson County, Missouri and being more particularly described as follows:

Commencing at the Southeast corner of the Northwest Quarter of said Section 9; thence North 02°54’30” East along the East line of the Southeast Quarter of the Northwest Quarter of said Section 9 a distance of 20.00 feet to the North right-of-way line of Necessary Road as now established and the POINT OF BEGINNING; thence North 88°12’54” West along said right-of-way line, 20.00 feet North of and parallel with the South line of the Northwest Quarter of said Section 9 for a distance of 290.06 feet; thence departing said right-of-way line North 02°54’30” East a distance of 755.90 feet; thence South 87°46’10” East a distance of 30.30 feet; thence North 02°13’50” East a distance of 120.00 feet to the South line of REPLAT OF LOT 1 OF ISD EAST ELEMENTARY CENTER, a subdivision of land in said City, County and State; thence South 87°46’10” East along said South line a distance of 261.14 feet to the Southeast corner thereof and the East line of the Southeast Quarter of said Northwest Quarter; thence South 02°54’30” West along said East line a distance of 478.84 feet; thence South 87°05’30” East a distance of 340.00 feet; thence South 02°06’19” West a distance of 390.00 feet to the North right-of-way line of said Necessary Road; thence North 87°53’41 West along said right-of-way line, 20.00 feet North of and parallel with the South line of the Southwest Quarter of the Northeast Quarter of said Section 9 for a distance of 345.50 feet to the POINT OF BEGINNING. Containing 384,624 square feet or 8.8298 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. With Phase 1, Necessary Road shall be improved to a 24-foot wide pavement with 4-foot shoulders;
2. With Phase 1, include a set of covenants and restrictions, when recording, to ensure the maintenance of the development’s common elements and the integrity of the development;
3. Provide a detailed landscaping plan for the Tract A.

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 _____, 2023, 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