

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A FINAL PLAT FOR REDWOOD
INDEPENDENCE, IN INDEPENDENCE, MISSOURI.

WHEREAS, the application submitted by Ali Karolczak, requesting approval of the final plat entitled "Redwood Independence," was referred to the Planning Commission as required by the Unified Development Ordinance; and,

WHEREAS, the Planning Commission considered the final plat on January 9, 2024, and rendered a report to the City Council recommending the plat be approved by a vote of 6-0; and,

WHEREAS, the City Council rendered a decision to approve the final plat on February 19, 2024; 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 "Redwood Independence" is a subdivision located in part of the Southwest Quarter of Section 16 and in part of the Southeast Quarter of Section 17, all in 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 Southeast Quarter of aforesaid Section 17; thence North 87°29'45" West, along the South line of said Quarter Section, a distance of 417.70 feet to the Southeast corner of Tract A, MEADOW HILLS - 4th PLAT, a subdivision in aforesaid City, County and State; thence North 02°31'54" East (North 00°06'27" East, Plat) along a line 417.70 feet West of and parallel with the East line of said Quarter Section, being also along the East line of said Tract A, a distance of 117.03 feet to a point on the Northerly Right-of-Way line of South Jackson Drive as now established by that certain instrument of Conveyance of Right-of-Way recorded June 4, 2007 in said Office of the Recorder of Deeds as Document No. 2007E0073264 and the Point of Beginning of the tract of land to be herein described; thence continuing North 02°31'54" East (North 00°06'27" East, Plats) along the last described] course, being also along the East lines of MEADOW HILLS - 3rd PLAT, and MEADOW HILLS 1st PLAT and along the Northerly extension of the East line of said MEADOW HILLS 1st PLAT, each being platted subdivisions in the said City, County and State, a distance of 2,505.84 feet to a point on the Southerly Right-of-Way line of R D Mize Road, as now established by that certain instrument of Conveyance of Right-of-Way recorded November 7, 2006 in said Office of the Recorder of Deeds as Document No. 2006E0118992; thence Easterly along the Southerly Right-of-Way line of said R D Mize Road as described in said Document No. 2006E0118992 and by the Conveyance of Right-of-Way recorded June 6, 2007 in said Office of the Recorder of Deeds as Document No. 2007E0074680 and by the Conveyance of Right-of-Way recorded June 14, 2007 in said Office of the Recorder of Deeds as Document No. 2007E0078544, the following courses and distances; thence South 87°47'11" East (South 87°46'54" East, Deed 2006E0118992) along a line 40.00 feet South of and parallel with the North line of the Southeast Quarter of said Section 17, a distance of 417.71 feet to a point on the East line of said Southeast Quarter Section; thence North 02°31'54" East (North 02°27'13" East, Deed) along the East line of said Southeast

Quarter Section, a distance of 1.00 foot; thence South 88°09'08" East (South 88°14'49" East, Deed 2006E0118992) along a line 39 feet South of and parallel with the North line of the Southwest Quarter of aforesaid Section 16, a distance of 40.80 feet; thence continuing South 88°09'08" East (South 88°09'36" East, Deed 2007E0074680) along a line 39 feet South of and parallel with the North line of the Southwest Quarter of aforesaid Section 16, a distance of 266.79 feet; thence South 01°50'52" West (South 01°50'24" West, Deed 2007E0074680), perpendicular to the North line of said Southwest Quarter, a distance of 55.50 feet to a point 94.50 feet South of the North line of the Southwest Quarter of said Section 16 as measured perpendicular to the North line thereof; thence South 88°09'08" East (South 88°09'36" East, Deed 2007E0074680) along a line 94.50 feet South of and parallel with the North line of said Southwest Quarter, a distance of 67.00 feet; thence North 01°50'52" East (North 01°50'24" East, Deed 2007E0074680), perpendicular to the North line of said Southwest Quarter, a distance of 55.50 feet to a point 39.00 feet South of the North line of the Southwest Quarter of said Section 17 as measured perpendicular to the North line thereof; thence South 88°09'08" East (South 88°09'36" East, Deed 2007E0074680) along a line 39 feet South of and parallel with the North line of the Southwest Quarter of said Section 16, a distance of 2.20 feet; thence South 83°09'53" East (South 83°07'42" East, Deed 2007E0078544), a distance of 122.88 feet to a point 499.30 feet East of the West line of the Southwest Quarter of said Section 16 as measured perpendicular to the West line thereof; thence South 02°31'54" East along a line 499.30 feet East of and parallel with the West line of the Southwest Quarter of said Section 16, a distance of 1,868.15 feet to a point on the Northerly Right-of Way line of said South Jackson Drive as now established by said Conveyance of Right-of-Way recorded June 14, 2007 in said Office of the Recorder of Deeds as Document No. 2007E0078544; thence generally Southwesterly along the Northerly Right-of-Way line of said South Jackson Drive as established by said Document No. 2007E0078544 and by said Document No. 2007E0073264, the following courses and distances; thence Southwesterly along a curve to the right, having an initial tangent bearing of South 56°15'48" West, a radius of 650.00 feet and a central angle of 18°57'24" (18°56'55", Deed 2007E0078544), an arc length of 215.06 feet (214.97 feet, Deed 2007E0078544; thence South 75°13'12" West (South 75°13'05" West, Deed 2007E0078544), tangent to the last described curve, a distance of 120.19 feet; thence Southwesterly along a curve to the left, tangent to the last described course, having a radius of 750.00 feet and a central angle of 29°02'06", an arc length of 380.07 feet; thence South 46°11'06" West (South 46°11'00" West, Deed 2007E0073264), tangent to the last described curve, a distance of 422.55 feet to the Point of Beginning. This description having been prepared by Steven R. Whitaker, Missouri, P.L.S No. 2005019220. MEC Corporate Certificate / License No. 2012009395.

Containing 1,946,162 square feet or 44.678 acres, more or less.

SECTION 2. All of the conditions of approval have been resolved by the applicant except for the conditions listed below:

1. Situs Addresses for the Lots and Tracts on the Final Plat shall be as follows:
Lot 1 19515 E. RD Mize Road
Lot 2 3410 S. Jackson Drive
Tract A 19601 E. RD Mize Road
Tract B 3460 S. Jackson Drive;
[The unit addresses will not be on the plat but will be on the Final Development Plan. These addresses will be provided by City staff];
2. Show the existing sidewalks in the E. RD Mize Road and S. Jackson Drive rights-of-way;
3. The Final Plat must have a signature line for Vincent Brice, Jackson County Assessment;
4. Include covenants to ensure the long-term maintenance of both portions of the two-lot development. The Final Plat should have text indicating the two-lots, when sold, must be sold together;

5. The Final Plat must provide 15-foot utility easements for both public water and public sewer utilities within the development;
6. Tract A and B are within the federally designated flood plain area and within the City's designated Stream Buffer Area. These tracts will be used for Stormwater Detention; The Final Plat must fully delineate the stream buffer for the first order stream and must have an 85-foot wide buffer which lies within both Tracts A and B;
7. The applicant will need to provide utility easements for water and sewer to serve the neighboring property to the east of the development;
8. Provide State Plane Coordinates;
9. Include 5-foot wide general utility easements along the rights-of-way and 7½-foot general utility easements along the east and west property lines.
10. The area of roadways, indicated on the plat, will require language for general utility and cross-access easements to allow City staff to access City maintained utilities.

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 _____, 2024, 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