

BILL NO. 25-028

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED RESIDENCES AT BLACKWELL, AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2022-413, submitted by Griffin Riley Property Group, requesting approval of the final plat entitled "Residences at Blackwell", was referred to the Planning Commission as required by Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit; and,

WHEREAS, the Planning Commission considered the final plat on January 9, 2025, and rendered a report to the City Council recommending that the plat be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

Section 1. That the final plat entitled "Residences at Blackwell", is a tract of land lying in the Northwest One-Quarter of Section 11, Township 47 North, Range 31 West in the City of Lee's Summit, Jackson County, Missouri being more particularly described as follows:

Commencing at the Northeast Corner of said Northwest One-Quarter; thence along the East line of said Northwest One-Quarter, South 02 degrees 19 minutes 49 seconds West, a distance of 958.03 feet to the Point of Beginning; thence continuing along the East line of said Northwest One-Quarter South 02 degrees 19 minutes 49 seconds West, a distance of 1556.23 to a point of curvature on the Northerly right-of-way line of North Outer Road of existing East Bound Route 50 as described in General Warranty Deed, Instrument Number 2014E0064945 recorded in the Jackson County Recorder of Deeds; thence on said Northerly right-of-way line the following four courses, Northwesterly on a curve to the right having an initial tangent bearing of North 80 degrees 17 minutes 46 seconds West, a radius of 708.50 feet, a central angle of 47 degrees 20 minutes 45 seconds and an arc length of 585.46 feet; thence South 57 degrees 03 minutes 00 seconds West, a distance of 31.00 feet to a point of curvature; thence Northwesterly on a curve to the right having an initial tangent bearing of North 32 degrees 57 minutes 00 seconds West, a radius of 739.50 feet, a central angle of 13 degrees 17 minutes 24 seconds and an arc length of 171.53 feet to a point of reverse curvature; thence Northwesterly on a curve to the left having an initial tangent bearing of North 19 degrees 39 minutes 36 seconds West, a radius of 784.50 feet, a central angle of 35 degrees 14 minutes 40 seconds and an arc distance of 482.57 feet; thence North 34 degrees 40 minutes 19 seconds East, a distance of 11.17 feet to a point of curvature; thence Northeasterly on a curve to the left having an initial tangent bearing of South 55 degrees 19 minutes 41 seconds East, a radius of 80.00 feet, a central angle of 46 degrees 21 minutes 02 seconds and an arc length of 64.72 feet to a point of reverse curvature; thence Northeasterly on a curve to the right having an initial tangent bearing of North 78 degrees 19 minutes 17 seconds East, a radius of 102.00 feet, a central angel of 09 degrees 04 minutes 20 seconds and an arc length of 16.15 feet to a point of reverse curvature; thence Northeasterly on a curve to the left having an initial tangent bearing of North 87 degrees 23 minutes 37 seconds East, a radius of 80.00 feet, a central angle of 52 degrees 23 minutes 50 seconds and an arc length of 73.16 feet; thence North 34 degrees 59 minutes 47 seconds East, a distance of 253.31 feet; thence North 09 degrees 59 minutes 26 seconds West, a distance of 7.22 feet; thence North 54 degrees 59 minutes 26 seconds West, a distance of 12.90 feet; thence North 35 degrees 00 minutes 34 seconds East, a distance of 50.00 feet; thence South 54 degrees 59 minutes 26 seconds East, a distance of 12.91 feet; thence North 79 degrees 59 minutes 47 seconds East, a

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distance of 7.20 feet; thence North 34 degrees 59 minutes 47 seconds East, a distance of 368.30 feet to a point of curvature; thence Northeasterly on a curve to the right being tangent to the previous course having a radius of 330.00 feet, a central angle of 47 degrees 24 minutes 19 seconds and an arc length of 273.04 feet; thence North 41 degrees 21 minutes 11 seconds East, a distance of 7.40 feet; thence North 02 degrees 11 minutes 34 seconds East, a distance of 25.86 feet; thence South 87 degrees 48 minutes 26 seconds East, a distance of 50.00 feet; thence South 02 degrees 11 minutes 34 seconds West, a distance of 18.97 feet; thence South 42 degrees 46 minutes 24 seconds East, a distance of 11.07 feet; thence South 87 degrees 44 minutes 22 seconds East, a distance of 101.72 feet to the Point of Beginning and containing 19.18 acres more or less.

SECTION 2. That the proprietor of the above described tract of land ("Proprietor") has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as "Residences at Blackwell"

SECTION 3. That the roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares shall be dedicated as depicted on the plat. The City Council hereby authorizes the Director of Development Services, on behalf of the City of Lee's Summit, Missouri, to accept the land or easements dedicated to the City of Lee's Summit for public use and shown on the accompanying plat, upon the subdivider filing and recording a final plat in accordance with Article 7, Subdivisions, Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit; which plat shall conform to the accompanying plat, and hereby authorizes acceptance of the public improvements required by this ordinance and Article 7 of the UDO of the City, upon the Director of Public Works certifying to the Director of Development Services and the City Clerk that the public improvements have been constructed in accordance with City standards and specifications.

SECTION 4. That the approval granted by this ordinance is done under the authority of Section 89.410.2 of the Revised Statutes of Missouri and Section 7.340 of the UDO because all subdivision-related public improvements required by the UDO have not yet been completed. In lieu of the completion and installation of the subdivision-related public improvements prior to the approval of the plat, the Proprietor will, in accordance with Section 7.340 of the UDO, provide security in a form acceptable to the City to secure the actual construction and installation of said public improvements, and the City hereby accepts same. No building permit shall be issued until the required public improvements are available to each lot for which a building permit is requested in accordance with the Design and Construction Manual.

SECTION 5. That an easement shall be granted to the City of Lee's Summit, Missouri, to locate, construct and maintain or to authorize the location, construction, and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable TV, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Utility Easements" (U.E.) or within any street or thoroughfare dedicated to public use on this plat. Grantor, on behalf of himself, his heirs, his assigns and successors in interest, shall waive, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of any easement granted by this plat.

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SECTION 6. That building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right-of-way line.

SECTION 7. That individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots.

SECTION 8. That the final plat substantially conforms to the approved preliminary development plan and to all applicable requirements of the Code.

SECTION 9. That the City Council for the City of Lee's Summit, Missouri, does hereby approve and accept, as a subdivision to the City of Lee's Summit, Missouri, the final plat entitled "Residences at Blackwell" attached hereto and incorporated herein by reference as Attachment A.

SECTION 10. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council for the City of Lee's Summit, Missouri, this _____ day of _____, 2025.

Mayor William A. Baird

ATTEST:

City Clerk Trisha Fowler Arcuri

APPROVED by the Mayor of said city this _____ day of _____, 2025.

Mayor William A. Baird

ATTEST:

City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:

City Attorney Brian W. Head