

BILL NO. 25-029

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED REUNION AT BLACKWELL, LOTS 1-3 AND TRACTS A & B, AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2023-044, submitted by Griffin Riley Property Group, requesting approval of the final plat entitled "Reunion at Blackwell, Lots 1-3 and Tracts A & B", 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 "Reunion at Blackwell, Lots 1-3 and Tracts A & B", 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:

Beginning 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 Northeast Corner of the Final Plat of Residences at Blackwell, a subdivision in the City of Lee's Summit, Jackson County, Missouri, said point being on Northerly right-of-way line of NE Shenandoah Drive; thence along the Northerly line of said Residences at Blackwell for the following twelve courses North 87 degrees 44 minutes 22 seconds West, a distance of 88.60 feet to a point of curvature; thence Northwesterly on a curve to the left being tangent to the previous course having a radius of 365.00 feet, a central angle of 01 degree 52 minutes 36 seconds and an arc length of 11.96 feet; thence North 44 degrees 03 minutes 48 seconds West, a distance 12.45 feet; thence North 02 degrees 11 minutes 34 seconds East, a distance of 18.39 feet; thence North 87 degrees 48 minutes 26 seconds West, a distance of 50.00 feet; thence South 02 degrees 11 minutes 34 seconds West, a distance of 28.69 feet; thence South 41 degrees 25 minutes 38 seconds West, a distance of 7.75 feet to a point of curvature; thence Southwesterly along a curve to the left having an initial tangent bearing of South 80 degrees 16 minutes 09 seconds West, a radius of 365.00 feet, a central angle of 45 degrees 16 minutes 22 seconds and an arc length of 288.41 feet; thence South 34 degrees 59 minutes 47 seconds West, a distance of 349.20 feet; thence South 79 degrees 59 minutes 47 seconds West, a distance of 7.20 feet; thence North 54 degrees 59 minutes 26 seconds West, a distance of 12.91 feet; thence South 35 degrees 00 minutes 34 seconds West, a distance of 50.00 feet; thence North 54 degrees 59 minutes 26 seconds West, a distance of 73.81 feet to a point of curvature; thence Northwesterly along a curve to the left being tangent to the previous course having a radius of 175.00 feet, a central angle of 14 degrees 43 minutes 33 seconds and an arc length of 44.98 feet; thence North 69 degrees 42 minutes 59 seconds West, a distance of 262.42 feet; thence North 20 degrees 16 minutes 04 seconds East, a distance of 50.00 feet; thence South 69 degrees 42 minutes 59 seconds East, a distance of 31.72 feet; thence North 65 degrees 17 minutes 01 second East, a distance of 6.06 feet; thence North 20 degrees 17 minutes 01 second East, a distance of 41.33 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course having a radius of 175.00 feet, a central angle of 17 degree 51 minutes 20 seconds and an arc length of 54.54 feet; thence North

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02 degrees 25 minutes 41 seconds East, a distance of 964.02 feet; thence North 42 degrees 44 minutes 24 seconds West, a distance of 8.44 feet; thence North 87 degrees 53 minutes 59 seconds West, a distance of 29.47 feet; thence North 02 degrees 06 minutes 01 second East, a distance of 50.00 feet; thence South 87 degrees 53 minutes 59 seconds East, a distance of 60.75 feet; thence North 02 degrees 25 minutes 41 seconds East, a distance of 159.36 feet to a point on the North line of the said Northeast One-Quarter; thence along said North line, South 87 degrees 55 minutes 11 seconds East, a distance of 881.87 feet to the Point of Beginning and containing 24.906 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 "Reunion at Blackwell, Lots 1-3 and Tracts A & B"

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 “Reunion at Blackwell, Lots 1-3 and Tracts A & B” 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