

ORDINANCE NO. 676

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR BASEHOR TOWN CENTER, GENERALLY LOCATED BETWEEN 147TH STREET AND 155TH STREET (14700-14800 BLOCKS), BASEHOR, LEAVENWORTH COUNTY, KANSAS

WHEREAS, on May 18th, 2016, the City Council approved a Revised Preliminary Development Plan for Basehor Town Center, generally located between 147th Street and 155th Street (14700-14800 blocks) with the following stipulations:

1. The applicant shall be responsible for:
 - a) Park Impact Fee-per city ordinance the applicant shall be required to pay a park impact fee (Parkland Fee) on all developed lots at time of building permit issuance. This fee shall be \$200.00 per developed lot or a total of \$800.00.
 - b) Transportation Improvements Impact Fee- a total of \$9,191.79 in excise tax shall be paid in full or \$2,297.95 per platted lot shall be paid at the time of building permit issuance.
2. The applicant shall dedicate 25 feet of right of way along 147th Street for the entirety of the eastern property line for the future widening of 147th Street and 50 feet of right of way for "Street B" with the Final Plat.
3. All sidewalks shall be installed as per street construction standards.
4. The conditions and stipulations of the preliminary development plan approval remain in full force and effect, except to the extent expressly modified herein.
5. The developer/owner shall abide by that certain Development Agreement between the developer/owner and the City dated March 21, 2016.
6. A Final Plan and Preliminary and Final Plat shall be submitted by the developer/owner and approved by the City prior to a building permit being issued. The Final Plat shall be recorded with the Leavenworth County Register of Deeds.
7. The developer/owner shall plat, at a minimum, Lots 1, 43, 44, 45, and Tract X, as well as all required right-of-way for the future widening of 147th Street and the future "Street B".
8. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all of the ordinances of the City of Basehor; and

WHEREAS, the applicant submitted a Final Development Plan to the City which was in substantial compliance with the approved Preliminary Development Plan; and

WHEREAS, on July 12th, 2016, the Planning Commission reviewed and recommended approval of the Final Development Plan with the following stipulations:

1. The applicant shall be responsible for:
 - a) Park Impact Fee-per city ordinance the applicant shall be required to pay a park impact fee (Parkland Fee) on all developed lots at time of building permit issuance. This fee shall be \$200.00 per developed lot or a total of \$800.00.
 - b) Transportation Improvements Impact Fee- a total of \$9,191.79 in excise tax shall be paid in full or \$2,297.95 per platted lot shall be paid at the time of building permit issuance.
2. The applicant shall dedicate 25 feet of right of way along 147th Street for the entirety of the eastern property line for the future widening of 147th Street and 50 feet of right of way for "Street B" with the Final Plat.
3. Utility Easements located along all roadways and/or front property lines shall be a minimum of fifteen (15') feet per utility company plan reviews.
4. All sidewalks shall be installed as per street construction standards.
5. A Subdivision Improvement Agreement shall be prepared and approved by City Council, coinciding with the approval of the final plat and shall be recorded with the Leavenworth County Register of Deeds by the owner/developer.
6. The conditions and stipulations of the preliminary plan approval remain in full force and effect, except to the extent expressly modified herein.
7. The developer/owner shall abide by that certain Development Agreement between the developer/owner and the City dated March 21, 2016.
8. A Final Plan and Preliminary and Final Plat shall be submitted by the developer/owner and approved by the City prior to a building permit being issued. The Final Plat shall be recorded with the Leavenworth County Register of Deeds.
9. The developer/owner shall plat, at a minimum, Lots 1, 43, 44, 45, and Tract X, as well as all required right-of-way for the future widening of 147th Street and the future "Street B".
10. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all of the ordinances of the City of Basehor.

; and

WHEREAS, the Planning Commission's recommendation was presented to the Governing Body at its regularly scheduled meeting on July 20th, 2016, in accordance with the Basehor Zoning Code.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS:

Section 1: That the Governing Body hereby approves the Final Development Plan for Basehor Town Center, generally located between 147th and 155th Streets (14700-14800 blocks) with the following stipulations:

1. The applicant shall be responsible for:
 - a) Park Impact Fee-per city ordinance the applicant shall be required to pay a park impact fee (Parkland Fee) on all developed lots at time of building permit issuance. This fee shall be \$200.00 per developed lot or a total of \$800.00.
 - b) Transportation Improvements Impact Fee- a total of \$9,191.79 in excise tax shall be paid in full or \$2,297.95 per platted lot shall be paid at the time of building permit issuance.
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6. The conditions and stipulations of the preliminary plan approval remain in full force and effect, except to the extent expressly modified herein.
7. The developer/owner shall abide by that certain Development Agreement between the developer/owner and the City dated March 21, 2016.
8. A Preliminary and Final Plat shall be submitted by the developer/owner and approved by the City prior to a building permit being issued. The Final Plat shall be recorded with the Leavenworth County Register of Deeds.
9. The developer/owner shall plat, at a minimum, Lots 1, 43, 44, 45, and Tract X, as well as all required right-of-way for the future widening of 147th Street and the future "Street B".

10. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all of the ordinances of the City of Basehor.

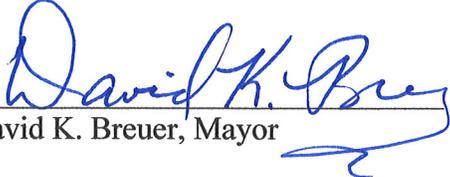
Section 2: That this ordinance shall take effect and be in force from an after its publication in the official newspaper of the City of Basehor, Kansas as provided by law.

PASSED by the City Council this 20th day of July, 2016.

APPROVED by the Mayor this 20th day of July, 2016.

SEAL




David K. Breuer, Mayor

ATTEST:


Katherine M. Renn, City Clerk

APPROVED AS TO FORM:


Shannon M. Marcano, City Attorney