

**ORDINANCE NO. 677**

**AN ORDINANCE APPROVING A SHORT FORM FINAL PLAT FOR LOTS 1, 43, 44, 45 AND TRACT X OF THE BASEHOR TOWN CENTER SUBDIVISION, GENERALLY LOCATED BETWEEN 155<sup>th</sup> STREET AND 147<sup>th</sup> STREET (14700-14800 BLOCK), BASEHOR, LEAVENWORTH COUNTY, KANSAS.**

**WHEREAS**, an application was submitted to the City for a Short Form Final plat for Lots 1, 43, 44, 45 and Tract X of the Basehor Town Center Subdivision; and

**WHEREAS**, in accordance with Section 2-104 of the Basehor Subdivision Regulations, the Planning Commission held a public hearing and reviewed the application for the Short Form Final Plat on July 12<sup>th</sup>, 2016; and

**WHEREAS**, the Planning Commission recommended approval of the application for the Short Form Final Plat 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. The Final Plat shall be recorded with the Leavenworth County Register of Deeds prior to issuance of building permits.

9. 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 20<sup>th</sup>, 2016.

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

**Section 1:** That the Governing Body hereby approves the Short Form Final Plat for Lots 1, 43, 44, 45 and Tract X of the Basehor Town Center Subdivision 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 City of Basehor 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 prior to issuance of building permits.
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. The Final Plat shall be recorded with the Leavenworth County Register of Deeds prior to issuance of building permits.

9. 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 and after its publication in the official newspaper of the City of Basehor, Kansas as provided by law.

**PASSED** by the City Council this 20<sup>th</sup> day of July, 2016.

**APPROVED** by the Mayor this 20<sup>th</sup> day of July, 2016.

SEAL



  
David K. Breuer, Mayor

ATTEST:

  
Katherine M. Renn, City Clerk

APPROVED AS TO FORM:

  
Shannon M. Marcano, City Attorney