

ORDINANCE NO. 051050

Approving an amendment to a previously approved preliminary plan in District CP-1 on approximately a one-half acre tract of land generally located on the east side of State Line Road, approximately 300 feet south of Carondelet Drive. (6948-CP-15)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved preliminary plan in District CP-1 (Neighborhood Planned Business Center) on approximately a one-half acre tract of land generally located on the east side of State Line Road, approximately 300 feet south of Carondelet Drive, and more specifically described as follows:

A part of Lot 2, Ridenhour Addition Number One, a subdivision in the fractional northwest quarter of section 6, Township 47, Range 33, Kansas City, Missouri, according to the recorded plat thereof, more particularly described as follows:

Commencing at the northwest corner of the fractional northwest quarter of said section 6, said corner being the northwest corner of said Ridenhour Addition Number One; Thence south $0^{\circ}03'49''$ west, along the west line of said Ridenhour Addition Number One, a distance of 304.50 feet, to the southwest corner of said lot 2; thence south $87^{\circ}12'59''$ east, along the south line of said lot 2, a distance of 67.08 feet, to a point on the east right-of-way line of State Line Road, as now established, said point being the point of beginning; Thence continuing south $87^{\circ}12'59''$ east, along the south line of said lot 2, a distance of 130.00 feet; Thence north $0^{\circ}03'44''$ east, parallel with the west line of said lot 2, a distance of 150.00 feet; Thence north $87^{\circ}12'59''$ west, parallel with the south line of said lot 2, a distance of 121.75 feet, to a point on the easterly right of way line on Pendergast, as now established; Thence southwesterly, along said easterly right of way line of Pendergast, and along curve to the left, having a radius of 460.00 feet, a central angle of $8^{\circ}28'15''$, and whose initial tangent bearing is south $28^{\circ}51'26''$ west, an arc distance of 68.01 feet, to the point of intersection of the easterly right of way line of said Pendergast, with said east right of way line of State Line Road; Thence south of $0^{\circ}03'49''$ west, along said east right of way line of State Line Road, 67 feet east of and parallel with the west line of said of fractional northwest quarter section a distance of 86.85 feet, to the point of beginning, containing 21,460.1 square feet or 0.4968 acres, more or less.

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is hereby approved, subject to the following condition:

That the developer submit a final plan to the City Plan Commission for approval including a site plan, elevations and landscape planting plan.

A copy of said amendment is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning Ordinance have been given and had.

I hereby certify that as required by Chapter 80, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

M. Margaret Sheahan Moran
Assistant City Attorney