

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 150443

Approving an amendment to a previously approved Preliminary Development plan in District MPD on about 77 acres, generally located north of E. 63rd Street, on the north and east sides of Citadel Drive (between Brooklyn Avenue on the east and Blue Hills Road on the west) to allow for the creation of up to 4 single family lots. (6469-P-9)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved Preliminary Development plan in District MPD (formerly Chapter 80 CUP in Districts R-0.5 and R-1.5), on about 77 acres, generally located north of E. 63rd Street, and on the north and east sides of Citadel Drive (between Brooklyn Avenue on the east and Blue Hills Road on the west), and more specifically described as follows:

All that part of the North 1/2, Section 4, Township 48, Range 33, Kansas City, Jackson County, Missouri, described as follows: Beginning at the southwest corner of Lot 21, Blue Hills Club Addition, a subdivision; thence south 344.93 feet (deed = 343.28 feet) to the northwest corner of The Citadel, Tract 4, a subdivision; thence east along the northerly line of said subdivision 205.00 feet; thence south 50.00 feet; thence South 64 degrees 56 minutes 54 seconds East, 242.89 feet; thence South 58 degrees 23 minutes 52 seconds East, 60.00 feet to the east right of way of Highland Drive; thence southerly along said right of way on a curve to the left having a radius of 446.00 feet and an initial tangent bearing of South 31 degrees 36 minutes 08 seconds West an arc distance of 246.00 feet; thence south 209.00 feet to the north right of way of Citadel Drive; thence east along said right of way 108.40 feet; thence southeasterly along a curve to the right having a radius of 370.00 feet and tangent to the last described course an arc distance of 234.51 feet to the northwest corner of a tract conveyed by Document No. K-205835; thence North 58 degrees 05 minutes 30 seconds East along the northerly line of said tract, 226.41 feet; thence South 3154'30" East, 200.00 feet; thence South 58 degrees 5 minutes 30 seconds West along the northeast prolongation of the north right of way of Bushman Drive, 200.00 feet to the easterly right of way of Citadel Drive; thence South 3154'30" East along said right of way, 490.93 feet; thence southeasterly on a curve to the right having a radius of 370.00 feet and tangent to the last described course an arc distance of 206.05 feet; thence south 266.60 feet to a point 169.50 feet north of the north right of way of 63rd Street; thence South 89 degrees 21 minutes 00 seconds East parallel with said 63rd Street 95.55 feet; thence North 77 degrees 21 minutes 00 seconds East, 10.55 feet; thence South 89 degrees 21 minutes 00 seconds East, 396.39 feet to the east right of way of Euclid Avenue; thence South 35 degrees 39 minutes 00 seconds West along said right of way 17.31 feet; thence southwesterly on a curve to the left having a radius of 275.00 feet and tangent to the last described course an arc distance of

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167.99 feet to the north right of way of said 63rd Street; thence South 89 degrees 21 minutes 00 seconds East along said right of way 300.02 feet to the southwest corner of an existing cemetery; thence North 0 degrees 03 minutes 50 seconds West along the west line of said cemetery 178.55 feet; thence South 89 degrees 21 minutes 00 seconds East along the north line of said cemetery 208.55 feet to the west line of Lot 122, Beachwood, a subdivision; thence South 0 degrees 03 minutes 50 seconds West along said west line 13.55 feet; thence easterly along the south line of said Lot, 127.34 feet to the west right of way of Brooklyn Avenue; thence northerly along said right of way, 409.62 feet to a point 10.0 feet south of the northeast corner of Lot 113 said Beachwood; thence westerly parallel with the north line of said Lot, 126.93 feet; thence North 89 degrees 51 minutes 30 seconds West along the south line of Lot 6, Blue Hills Court, a subdivision 40.00 feet; thence North 10 degrees 17 minutes 32 seconds East along the west line of said Lot, 223.34 feet; thence North 51 degrees 43 minutes 10 seconds East, 85.00 feet to the southwest corner of Lot 4, said Blue Hills Court; thence southeasterly along the south line of said Lot, 89.22 feet to the southeast corner thereof; thence northeasterly along the east line of said Lot, 200.91 feet to the northeast corner thereof; thence South 89 degrees 51 minutes 30 seconds East along the north line of said Blue Hills Court and its easterly prolongation, 52.71 feet to a point 217.15 feet east of the west line of the East 1/2, Northeast 1/4, said Section 4; thence North 0 degrees 03 minutes 33 seconds West parallel with said west line, 858.23 feet (deed = 857.99 feet); thence North 89 degrees 50 minutes 17 seconds West, along the south line of Lot 6, Blue Hills Gardens, a subdivision, and its easterly prolongation 330.21 feet (deed = 329.99 feet) to the southwest corner of said Lot; thence North 0 degrees 07 minutes 46 seconds West along the west line of said Blue Hills Gardens and Balls Addition, a subdivision, 432.50 feet to the southeast corner of Lot 1, Blue Hills Club Addition, a subdivision; thence North 89 degrees 50 minutes 17 seconds West along the south line of said Blue Hills Club Addition, 2128.08 feet (deed = 2129.20 feet) (plat = 2127.10 feet) to the point of beginning, subject to easements and restrictions of record.

Deleting:

CITADEL CENTER ALL TH PRT OF TR A DAF: BEG NWLY COR SD TR A TH S 29 DEG 30 MIN 46 SEC E 50.00 FT TH N 60 DEG 29 MIN 14 SEC E 121.13 FT TH S 52 DEG 00 MIN 46 SEC E 63.48 FT TH N 50 DEG 29 MIN 14 SEC E 185.00 FT TO PT ON NELY LI SD TR A TH NWLY ALG SD NELY LI 294.97 FT TO NELY COR SD TR A TH SWLY 131.11 FT TH SELY 200.00 FT TH SWLY 200.00 FT TO POB

is hereby approved, subject to the following conditions:

1. That the conditions of approval of Ordinance No. 980311, passed by City Council on April 15, 1998 (Case No. 6469-CUP-5) remain in effect.

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2. That the developer submit a revised/updated overall Citadel development plan that shows the updated development data including phasing to Development Management Division prior to ordinance request.
3. That the developer cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended.
4. That the developer submit a street tree planting plan prior to or concurrent with the submittal of the final plat and secure the approval of the City Forester for street trees planted on right of way in front of residential lots, with a copy to be submitted to the Department of City Development. The plan shall include size, type, species and placement of trees. The developer shall agree to plant in accordance with the plan approved by the City Forester.

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.

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

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Secretary, City Plan Commission

Approved as to form and legality:

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M. Margaret Sheahan Moran  
Assistant City Attorney