

ORDINANCE NO. 100441

Approving an amendment to a previously approved preliminary plan in District PD/C-2 (Local Retail Business/Planned Development) on a 34.06 acre tract of land generally located at the southwest corner of N.W. Englewood Road and U.S. Highway 169, for the purpose of deleting an approximately 21.66 acre tract of land from said preliminary plan. (12970-PD-20)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved preliminary plan in District PD/C-2 (Local Retail Business/Planned Development) on a 34.06 acre tract of land generally located at the southwest corner of N.W. Englewood Road and U.S. Highway 169, and more specifically described as follows:

A tract of land in the Northeast Quarter and in the Northwest Quarter of Section 34, Township 51 North, Range 33 West of the Fifth Principal Meridian, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence North 89 degrees 13 minutes 31 seconds West along the North line of said Northwest Quarter, 650.00 feet; thence South 0 degrees 21 minutes 49 seconds West, 35.00 feet to a point on the Southerly right-of-way line of NW Englewood Road, as now established, said point being also the True Point of Beginning of the tract to be herein described; thence South 89 degrees 13 minutes 01 seconds East along said Northerly line, 1619.05 feet; thence South 77 degrees 06 minutes 33 seconds East along said Northerly line, 199.14 feet to a point on the Westerly right-of-way line of US Highway 169, as now established; thence South 04 degrees 47 minutes 43 seconds East along said Westerly line, 1246.54 feet; thence North 89 degrees 12 minutes 57 seconds West along said Westerly line, 166.50 feet; thence South 72 degrees 24 minutes 42 seconds West, 126.55 feet; thence Northerly, on a curve to the left, having an initial tangent bearing of North 17 degrees 35 minutes 18 seconds West, a radius of 1450.00 feet, a central angle of 33 degrees 49 minutes 18 seconds, an arc distance of 855.94 feet; thence South 38 degrees 35 minutes 24 seconds West, 49.80 feet to a point on the Northerly line of Kinsley Forest Estates Second Plat, a subdivision in Kansas City, Clay County, Missouri; thence North 89 degrees 59 minutes 27 seconds West along said Northerly line, 508.11 feet; thence North 00 degrees 00 minutes 33 seconds East along said Northerly line, 50.00 feet; thence North 89 degrees 59 minutes 27 seconds West along said Northerly line, 577.94 feet; thence Westerly, along said Northerly line, on a curve to the left, tangent to the last described course, having a radius of 925.00 feet, a central angle of 02 degrees 25 minutes 59 seconds, an arc distance of 39.28 feet to a point on the Easterly line of Kinsley Forest Estates First Plat, a subdivision in Kansas City, Clay County, Missouri; thence North

ORDINANCE NO. 100441

00 degrees 21 minutes 49 seconds East, along said Easterly line, 639.08 feet to the True Point of Beginning. Containing 34.06 acres, more or less.

for the purpose of deleting therefrom an approximately 21.66 acre tract of land, more specifically described as follows:

A tract of land in the Northeast Quarter and the Fractional Northwest Quarter of Section 34, Township 51 North, Range 33 West, of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Northwest corner of the Northeast Quarter of said Section 34; thence South 00 degrees 21 minutes 49 seconds West, 35.00 feet to a point on the South right-of-way line of Englewood Road, as now established, said point being the Point of Beginning of the tract of land to be herein described; thence South 89 degrees 12 minutes 40 seconds East, along said right-of-way line, 665.30 feet; thence South 00 degrees 00 minutes 00 seconds East, 63.79 feet; thence Southerly, along a curve to the left, being tangent to the last described course, with a radius of 300.00 feet, a central angle of 35 degrees 33 minutes 43 seconds and an arc distance of 186.20 feet; thence South 35 degrees 33 minutes 43 seconds East, 112.62 feet; thence Southerly, along a curve to the right, being tangent to the last described course, with a radius of 300.00 feet, a central angle of 85 degrees 57 minutes 40 seconds and an arc distance of 450.09 feet; thence South 50 degrees 23 minutes 57 seconds West, 83.00 feet; thence Northerly, along a curve to the left, having an initial tangent bearing of North 42 degrees 19 minutes 42 seconds West, with a radius of 1450.00 feet, a central angle of 09 degrees 04 minutes 44 seconds and an arc distance of 229.76 feet; thence South 43 degrees 25 minutes 06 seconds West, 49.80 feet to the Northeast corner of Tract J, Kinsley Forest Estates Second Plat, a subdivision of land in said Clay County; thence North 89 degrees 59 minutes 27 seconds West, along the North line of Tracts J and H, said Kinsley Forest Estates Second Plat, 508.11 feet to a point on the South right-of-way line of Northwest 55th Street, as now established; thence North 00 degrees 00 minutes 33 seconds East, along the East right-of-way line of said Northwest 55th Street, 50.00 feet; thence North 89 degrees 59 minutes 27 seconds West, along the North right-of-way line of said Northwest 55th Street, 577.94 feet; thence Westerly, continuing along said right-of-way line, along a curve to the left, being tangent to the last described course, with a radius of 925.00 feet, a central angle of 02 degrees 25 minutes 59 seconds and an arc distance of 39.28 feet to the Southeast corner of Tract D, Kinsley Forest Estates First Plat, a subdivision of land in said Clay County; thence North 00 degrees 21 minutes 49 seconds East, along the East line of said Tract D, and its Northerly prolongation, 639.08 feet to a point on the South right-of-way line of said Englewood Road; thence South 89 degrees 13 minutes 31

ORDINANCE NO. 100441

seconds East, along said right-of-way line, 650.00 feet to the Point of Beginning. Containing 21.66 acres, more or less.

so that the remaining tract of land of approximately 12.40 acres, more specifically described as follows:

A tract of land in the Northeast Quarter of Section 34 Township 51 North, Range 33 West, of the 5th Principal Meridian in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the Northeast Quarter of said Section 34; thence South 00 degrees 21 minutes 49 seconds West, along the West line of said Northeast Quarter, 35.00 feet to a point on the South right-of-way line of Englewood Road, as now established; thence South 89 degrees 12 minutes 40 seconds East, along said right-of-way line, 665.30 feet to the Point of Beginning of the tract of land to be herein described; thence continuing South 89 degrees 12 minutes 40 seconds East along said right-of-way line, 303.74 feet; thence South 77 degrees 06 minutes 33 seconds East, continuing along said right-of-way line, 199.14 feet to a point on the Westerly right-of-way line of U.S. Highway No. 169, as now established; thence South 04 degrees 47 minutes 43 seconds East, along said right-of-way line, 1,246.54 feet; thence North 89 degrees 12 minutes 57 seconds West, 166.50 feet; thence South 72 degrees 27 minutes 10 seconds West, 126.52 feet; thence Northwesterly, along a curve to the left, having an initial tangent bearing of North 17 degrees 35 minutes 17 seconds West, with a radius of 1,450.00 feet, a central angle of 24 degrees 44 minutes 24 seconds and an arc distance of 626.10 feet; thence North 50 degrees 23 minutes 57 seconds East, 83.00 feet; thence Northerly, along a curve to the left, being tangent to the last described course with a radius of 300.00 feet, a central angle of 85 degrees 57 minutes 40 seconds and an arc distance of 450.09 feet; thence North 35 degrees 33 minutes 43 seconds West, 112.62 feet; thence Northerly along a curve to the right, being tangent to the last described course, with a radius of 300.00 feet, a central angle of 35 degrees 33 minutes 43 seconds and an arc distance of 186.20 feet; thence North 00 degrees 00 minutes 00 seconds East, 63.79 feet to the Point of Beginning. Containing 12.40 acres, more or less.

is hereby approved. 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.

ORDINANCE NO. 100441

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