

ORDINANCE NO. 100443

Approving a preliminary community unit project plan in Districts R-1a and R-2b on a 171.2 acre tract of land generally located at the southwest quadrant of N.W. Englewood Road and U. S. Highway 169. (12970-CUP-22)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a preliminary community unit plan in Districts R-1a (One-Family Dwellings, Medium Density) and R-2b (Two-Family Dwellings) on a 171.2 acre tract of land generally located at the southwest quadrant of N.W. Englewood Road and U. S. Highway 169, and more specifically described as follows:

A tract of land in the Northeast Quarter, the Southeast Quarter and the Fractional Northwest Quarter, all being in Section 34, Township 51 North, Range 33 West, of the 5th Principal Meridian in Kansas City, Clay County and Platte County, Missouri and all of Kinsley Forest Estates First Plat and Kinsley Estates Second Plat, both being subdivisions in said Platte County and Clay County, 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 Southeasterly, along a curve to the right, having an initial tangent bearing of South 42 degrees 19 minutes 42 seconds East, 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 72 degrees 27 minutes 10 seconds East, 126.52 feet to a point on the Westerly right-of-way line of U.S. Highway No. 169, as now established; thence South 00 degrees 20 minutes 22 seconds West, along said right-of-way line, 1,317.43 feet to a point on the North line of said Southeast Quarter; thence South 89 degrees 13 minutes 14 seconds East, along said North line and continuing along said right-of-way line, 9.22 feet; thence South 19 degrees 13 minutes 30 seconds West, continuing along said right-of-way line, 529.13 feet; thence Southwesterly, continuing along said right-of-way line, along a curve to the right, being tangent to the last described course with a radius of 834.40

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feet, a central angle of 81 degrees 50 minutes 07 seconds and an arc distance of 1,191.77 feet to a point on the West line of said Southeast Quarter; thence North 00 degrees 11 minutes 15 seconds East, along said West line, 1,058.86 feet to the Southeast corner of said Fractional Northwest Quarter; thence North 89 degrees 26 minutes 11 seconds West, along the South line of said Fractional Northwest Quarter, 411.14 feet; thence North 00 degrees 18 minutes 00 seconds East, 835.96 feet; thence North 89 degrees 26 minutes 09 seconds West, along the Southerly line of said Kinsley Forest Estates Second Plat and it's prolongation East, 901.50 feet; thence North 00 degrees 18 minutes 00 seconds East, continuing along said Southerly line, 484.13 feet; thence North 89 degrees 19 minutes 50 seconds West, continuing along said Southerly line, 414.54 feet to a point on the Clay - Platte County Line; thence North 00 degrees 18 minutes 00 seconds East, continuing along said Southerly line and along said County Line, 275.94 feet; thence North 89 degrees 13 minutes 46 seconds West, 845.04 feet; thence North 00 degrees 34 minutes 03 seconds East, along said West line, 1004.50 feet; thence South 89 degrees 13 minutes 46 seconds East, along said right-of-way line, 840.35; thence North 00 degrees 18 minutes 00 seconds East, 5.24 feet; thence South 89 degrees 13 minutes 31 seconds East, 1,730.11 feet to the Point of Beginning. Containing 171.23 acres, more or less.

is hereby approved. A copy of said preliminary community unit project plan 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 Community Unit Project 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