

ORDINANCE NO. 910577

Amending Chapter 65, Revised Ordinances of Kansas City, Missouri, 1956, commonly known as the Zoning Ordinance, by adding a new section to be known as Section 65.010A2381, rezoning an area at 5100 N.E. Chouteau Trafficway from District R-1b (One-Family Dwelling) to District R-4-p (Low Apartment - Limited District), and approving a preliminary plan for the same. (8822-P-2)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 65, Revised Ordinances of Kansas City, Missouri, 1956, commonly known as the Zoning Ordinance is hereby amended by enacting a new section to be known as Section 65.010A2381, rezoning an area at 5100 N.E. Chouteau Trafficway from District R-1b (One-Family Dwelling) to District R-4-p (Low Apartment - Limited District), said section to read as follows:

Section 65.010A2381. That an area legally described as:

Part of the east one-half of the southwest one-quarter of Section 31, Township 51, Range 32 in Kansas City, Clay County, Missouri being more particularly described as follows: Beginning at the intersection of the southwesterly right of way of Chouteau Trafficway and the west line of the east one-half of the southwest one-quarter of said Section 31; thence South 53°07'30" East along the said southwesterly right of way of Chouteau Trafficway a distance of 216.00 feet more or less to a point in the westerly right of way of vacated Gladstone Avenue; thence along a curve to the left and in a southerly direction having a radius of 487.65 feet and a length of 202.00 feet along the said westerly right of way to a point; thence South 89°58'41" West, a distance of 67.00 feet; thence South 31°58'41" West, a distance of 23.00 feet to a point; thence South 89°58'41" West, a distance of 37.00 feet more or less to a point in the west line of the east one-half of the southwest one-quarter of said Section 31; thence North 00°01'19" West along the said west line, a distance of 346.00 feet to the point of beginning and containing 39,000 square feet more or less.

is hereby rezoned from District R-1b (One-Family Dwelling) to District R-4-p (Low Apartment - Limited District), all as shown outlined on a map marked Section 65.010A2381, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and as an amendment to Section 65.010 thereof.

Section B. That a preliminary plan for the area legally described above is hereby approved, subject to the following conditions:

1. That the developer cause the area to be platted and processed in accordance with Chapter 31, Code of General Ordinances of Kansas City, Missouri, as amended, commonly known as the Subdivision Regulations.
2. That the developer construct a 5 foot sidewalk on the subject property along Chouteau Trafficway.
3. That the developer submit a landscaping plan for review and approval as part of the final plan.

A copy of said preliminary plan is on file in the Office of the City Clerk under Document No. 910577, which is attached hereto and made a part hereof.

Section C. 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 39, Code of General 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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Assistant City Attorney2