

ORDINANCE NO. 080472

Rezoning an area of approximately 19.8 acres generally located at the southeast corner of Missouri Highway 152 and N. Brighton Avenue from District RA to District C-2. (13087-P-6)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 80, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning Ordinance, is hereby amended by enacting a new section to be known as Section 80-11A0807, rezoning an area of approximately 19.8 acres generally located at the southeast corner of Missouri Highway 152 and N. Brighton Avenue from District RA (Agricultural) to District C-2 (Local Retail Business), said section to read as follows:

Section 80-11A0807. That an area legally described as:

A tract of land situated in all that part of the Southeast Quarter of Section 8, in Township 51 North, Range 32 West of the Fifth Principle Meridian, in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North 00°30'42" East, along the West line of said Southeast Quarter, 222.44 feet; thence South 89°29'18" West, 50.00 feet to a point on the East right of way line, North Brighton Avenue, as now established, said point also being the Point of Beginning of the tract of land to be herein described; thence North 00°30'42" East, along said East right of way line, 613.62 feet; thence North 11°45'42" East, continuing along said East right of way line, 61.51 feet; thence North 00°27'16" East, continuing along said East right of way line, 21.37 feet; thence North 09°54'02" East, continuing along said East right of way line, 99.49 feet to its intersection with the South right of way line of US Route 152, as now established; thence North 42°07'03" East, along said North right of way line, 168.01 feet; thence North 78°13'08" East, continuing along said North right of way line, 309.81 feet; thence North 62°29'47" East, continuing along said North right of way line, 192.47 feet to a point on the North line of the South half of said Southeast Quarter; thence South 89°00'17" East, along said North line, 938.07 feet; thence South 00°59'43" West, along the West line of "Brighton Crossing First Plat", a subdivision of land in Kansas City, Clay County, Missouri, 45.28 feet; thence North 88°48'19" West, 286.28 feet; thence Southwesterly, along a curve to the left, tangent to the last described course, having a radius of 300.00 feet, a central angle of 90°12'00" and an arc length of 472.29 feet; thence South 00°59'41" West, 283.43 feet; thence Southwesterly, on a curve to the right, tangent to the last described course, having a radius of 300.00 feet, a central angle of 43°17'23" and an arc length of 226.66 feet; thence South 44°17'03" West, 132.35 feet; thence North 45°42'57" West, 47.56 feet; thence Northwesterly, on a curve to the left, tangent to the last described course, having a radius of 300.00 feet, a central angle of 43°15'51" and an arc length of 226.53 feet; thence North 88°58'48" West, 176.60 feet; thence South 01°01'12" West, 308.67 feet to a point on the North right of way N.E. 80th Street, as now established; thence Westerly, along said North right of way, on a

ORDINANCE NO. 080472

curve to the left, having an initial tangent bearing of North 78°55'39" West, a central angle of 09°47'38", a radius of 1847.29 feet and an arc length of 315.76 feet; thence North 88°43'28" West, continuing along said North right of way line, 35.73 feet; thence Northwesterly, along said North right of way line, on a curve to the right, tangent to the last described course, having a radius of 15.00 feet, a central angle of 89°14'11" and an arc length of 23.36 feet to the Point of Beginning.

is hereby rezoned from District RA (Agricultural) to District C-2 (Local Retail Business), all as shown outlined on a map marked Section 80-11A0807, 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 80-11 thereof.

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