

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 120145

Rezoning an area known as the Downtown Streetcar Area South, generally located between I-670 on the north, Grand Boulevard on the east, the Kansas City Terminal Railway on the south and Wyandotte Street on the west, but not including the existing UR zones and the Adult Entertainment Overlay District CX/O zone, from Districts M1-5, B4-5 and DC-15, to District DX-15. (14271-P)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A0903, rezoning an area generally located between I-670 on the north, Grand Boulevard on the east, the Kansas City Terminal Railway on the south and Wyandotte Street on the west, but not including any portion of this area that is in the existing UR (Urban Redevelopment) zones and CX/O (Adult Entertainment Overlay District) zone, from Districts M1-5 (Manufacturing 1, Dash 5), B4-5 (Heavy Business/ Commercial, Dash 5) and DC-15 (Downtown Core, Dash 15) to District DX-15 (Downtown Mixed Use, Dash 15), said section to read as follows:

Section 88-20A0903. That an area legally described as:

Beginning at the intersection of the centerlines of I-670 and Wyandotte Street at the northwest corner of the rezoning area; thence south along the centerline of Wyandotte Street to a point on the south right of way line of W. 22nd Street; thence west along the south right of way line of W. 22nd Street to the northeast corner of Lot 6, "The Old Milwaukee Yard subdivision" as identified by Jackson County Parcel No. 29520331200000000; thence south along said lot 6 to the north line of the Kansas City Terminal Railway property; thence east along the north line of the Kansas City Terminal Railway property to the centerline of Grand Boulevard; thence north along the centerline of Grand Boulevard to a point at the intersection of the centerlines of I-670 and Grand Boulevard; thence west along the centerline of I-670 to the point of beginning and containing 4,356,000 square feet or 100 acres, more or less, but EXCLUDING the following legally described areas which are currently zoned District UR (Urban Redevelopment) and CX/O (Adult Entertainment Overlay):

- (9) An area of approximately 22.7 acres bounded by Broadway, Baltimore, 17th Street and Interstate 35, established as ordinance section 65.010a2298, and more particularly described as:

Beginning at the intersection of the east line of Broadway with the north line of 17th Street as both are now established; thence east along the north

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line of said 17th Street, 570.25 feet, more or less to the east line of an alley established by the recorded plat of said Deans Addition; thence north along said east line 140 feet; thence east, parallel with the north line of said 17th Street, 194.25 feet, more or less, to a point on the centerline of said vacated Wyandotte Street; thence north along said centerline 18.58 feet, more or less to a point on the prolongation west of the south line of said Lot 23, Bowman's Subdivision; thence east along said prolongation and along the south line of said Lot 23, 170.25 feet to the southeast corner thereof; thence north along the east line of said Lots 23, 21, 19, 17, 15, 13, 11, 10, and 9, 454.78 feet, more or less to a point on the south line of said 16th Street; thence east, along said south line, 140.25 feet, more or less to a point on the west line of Baltimore Avenue, as now established; thence north, along said west line, 499.0 feet, more or less to the north line of said Lot 18, Block 2, J.H. McGee's Addition, being also a point on the south line of said U.S. Interstate Route No. 35; thence west along said south line, and along the north line of said Lot 18, its prolongation west and along the north line of said Lot 19, 280.50 feet, more or less to the northwest corner of said Lot 19; thence southwesterly, along a straight line 84.5 feet, more or less, to a point on the east line of said Lot 39, Block 4, J.H. McGee's Addition, which point is 40 feet north of the southeast corner of said Lot 39; thence southwesterly, along the southerly line of said Route No. 35, 149.48 feet, more or less to a point on the north line of said Lot 38 in said Block 4 which is 20 feet east of the northwest corner thereof; thence west, along the southerly line of said Route No. 35, and along the north line of said Lot 38, its prolongation west and long the north line of said Lot 46 in said Block 4, 199.25 feet, more or less, to the northwest corner of said Lot 46; thence westerly along a straight line to a point on the east line of said Lot 67 , Block 7, J.H. McGee's Addition, which point is 43 feet north of the southeast corner thereof; thence west, along the south line of said Route No. 35, parallel with the south line of said Lot 67 and its prolongation, 189.0 feet, more or less to a point on the east line of Lot 82 in said Block 7; thence south along a jog in the south line of said Route No. 35, 18.0 feet, more or less to the northeast corner of said Lot 83 in said Block 7; thence west, along the south line of said Route No. 35 and along the north line of said Lot 83, 142.0 feet, more or less to the northwest corner thereof and a point on the east line of said Broadway; thence south along said east line, 990.43 feet, more or less to the point of beginning.

- (10) Tract 1: All of Lots 10, 11, 12, 13 and the north one-half of vacated alley south of and adjoining Lot 13, Block 5, Goodrich Addition, a subdivision in Kansas City, Jackson County, Missouri.

Tract 2: Lots 14, 15, 16 and 17 and the south one-half of the vacated alley lying north of and adjoining said lots and the vacated north 1.70 feet of Southwest Boulevard lying south of and adjoining said lots, Block 5,

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Goodrich Addition, a subdivision in Kansas City, Jackson County, Missouri.

- (11) The south 48 feet of Lot 483, Block 36, except that part thereof in Main Street, McGee's Addition, a subdivision in Kansas City, Jackson County, Missouri
- (12) All that part of Lots 15, 16, 21, 22, 23 and 25, Block 13, and all that part of Lots 1, 2, 3, and the north 20 feet of lot 4 Block 20, and all Block 27, Goodrich Addition, a subdivision of land, and that part of vacated St. Paul Avenue lying adjacent thereto, and all that part of the SW1/4 of the NW1/4 of Section 8, Township 49, Range 33, all being in Kansas City, Jackson County, Missouri, more particularly described as follows:

Beginning at the Northwest corner of said Lot 16, said point also being on the East right-of-way line of Wyandotte Street and the Southeasterly right-of-way line of Southwest Boulevard, as said streets are now established; thence Northeasterly, along the Northwesterly line of said Lots 16 and 15, and along the Southeasterly right-of-way line of said Southwest Boulevard, a distance of 32.85 feet, to a point 2 feet Southwesterly of the Northeasterly line of said Lot 15; thence Southeasterly, along a line 2 feet Southwesterly of and parallel with the Northeasterly line of said Lot 15, and its Southeasterly extension, a distance of 114 feet, to a point on the Northwesterly line of said Lot 25; thence Northeasterly, along the Northwesterly line of said Lot 25, a distance of 81.58 feet, to a point on the centerline of vacated St. Paul Avenue; thence Southerly, along the centerline of said vacated St. Paul Avenue, a distance of 15.42 feet, to a point on the Westerly extension of the North line of said Lot 21; thence Easterly, along the North line and its extension of said Lot 21, a distance of 120 feet, to a point on the West right-of-way line of Baltimore Avenue, as now established; thence Southerly, along the West right-of-way line of said Baltimore, a distance of 50 feet, to a point on the North line of the South 24.5 feet of said Lot 23, said point also being on the North right-of-way line of 20th Street, as now established; thence Westerly, along the North line of the South 24.5 feet of said Lot 23, and along the North right-of-way line of said 20th Street, a distance of 120.07 feet, to a point on the centerline of said vacated St. Paul Avenue; thence Southerly, along the centerline of said vacated St. Paul Avenue, a distance of 79.29 feet, to a point on the North line of the SW1/4 of the NW1/4 of said Section 8, and 316.25 feet West of the Northeast corner thereof, said point also being the Northeast corner of McGee Cemetery, as shown on said plat of Goodrich Addition; thence continuing Southerly, along the East line of said McGee Cemetery and its extension along the centerline of St. Paul Avenue, as now established, a distance of 307.20 feet, to a point on the Easterly extension of the South line of the North 20 feet of Lot 4, Block 20, of said Goodrich Addition; thence Westerly, along a line 20 feet South of and

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parallel with the North line of said Lot 4 and its extension, a distance of 160.5 feet, to the Southwest corner of said North 20 feet of said Lot 4, said point also being on the East right-of-way line of said Wyandotte Street; thence Northerly, along the West line of said Lots 4, 3, 2, 1, and along the West line of said Block 27 and its extension, and along the West line of said Lot 16, Block 13, and along the East right-of-way line of said Wyandotte Street, a distance of 459.29 feet, to the point of beginning, except that part thereof dedicated for street purposes.

- (13) All that part of Lots 98 thru 106 inclusive, Lots 107 thru 111 inclusive, and Tracts A and B of Union Station Addition, all that part of Lots 7 thru 16 inclusive, Block 2, Adams First Addition, all that part of Lots 5 thru 9 inclusive, Block 1, Adams Second Addition, all that part of alley lying east of Lots 98 thru 106 inclusive, Union Station Addition, all being subdivisions in Kansas City, Jackson County, Missouri, along with all that part of 21st Street between Grand Avenue and McGee Street, and together with areas to be used for parking lying under the Grand Avenue and McGee Street Viaducts, said project area being more particularly described as follows: Beginning at the northwest corner of Lot 98, Union Station Addition, said corner also being on the east right-of-way of Grand Avenue; thence North 89°41'02" East along the north line of said Lot 98 and extension thereof a distance of 132.18 feet to a point on the west line of Lot 7, Block 2, Adams First Addition, said line also being the east line of alley; thence North 00 degrees 43 minutes 22 seconds West along the west line of Lot 7, Block 2, Adams First Addition a distance of 21.50 feet to the northwest corner of Lot 7, Block 2, Adams First Addition; thence North 89 degrees 36 minutes 09 seconds East along the north line of Lot 7, Block 2, Adams First Addition a distance of 115.43 feet to the northeast corner of Lot 7, Block 2, Adams First Addition, said line also being the west right-of-way line of McGee Street; thence South 00 degrees 42 minutes 27 seconds East along the west right-of-way line of McGee Street a distance of 53.50 feet; thence South 89 degrees 36 minutes 15 seconds West along the west right-of-way line of McGee Street a distance of 3.50 feet; thence South 00 degrees 42 minutes 27 seconds East along the west right-of-way line of McGee Street, a distance of 89.59 feet; thence North 89 degrees 41 minutes 03 seconds East, a distance of 73.00 feet to a point on the east line of an additional right-of-way easement for McGee Street as described in Document No. K-598627, Book K-1283, page 19841; thence South 00 degrees 42 minutes 27 seconds East along said easement a distance of 163.11 feet to a point on the north line of Lot 1, Block 2, Adams Second Addition; thence South 89 degrees 33 minutes 41 seconds West along the north line of Lot 1, Block 2, Adams Second Addition, a distance of 3.50 feet to the northwest corner of Lot 1, Block 2, Adams Second Addition; thence South 00 degrees 42 minutes 27 seconds East along the west line of Lot 1, Block 2, Adams Second Addition, a distance of 19.40 feet; thence South 77 degrees 09 minutes 23 seconds West, a

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distance of 19.87 feet to a point of curve; thence in a southwesterly direction along a curve to the left, being tangent to last course and a radius of 427.29 feet, an arc distance of 78.73 feet; thence South 66 degrees 35 minutes 59 seconds West, a distance of 136.80 feet to a point of curve, said point being on the east line of access easement; thence in a southwesterly direction along a curve to the right, having an initial tangent bearing of South 29 degrees 26 minutes 41 seconds West and a radius of 222.86 feet, an arc distance of 86.31 feet; thence South 89 degrees 15 minutes 11 seconds West, a distance of 36.09 feet to a point on the east right-of-way line of Grand Avenue; thence North 00 degrees 42 minutes 00 seconds West along the east right-of-way line of Grand Avenue a distance of 6.08 feet; thence South 89 degrees 13 minutes 20 seconds West, a distance of 99.00 feet to the west right-of-way line of Grand Avenue; thence North 00 degrees 45 minutes 03 seconds West along the west right-of-way line of Grand Avenue a distance of 87.39 feet; thence North 89 degrees 33 minutes 41 seconds East, a distance of 49.50 feet to the center of Grand Avenue; thence North 00 degrees 45 minutes 03 seconds West along the center of Grand Avenue a distance of 133.33 feet; thence North 89 degrees 41 minutes 03 seconds East, a distance of 49.50 feet to the east right-of-way of Grand Avenue; thence North 00 degrees 44 minutes 49 seconds West along the east right-of-way of Grand Avenue a distance of 225.00 feet to the point of beginning. Containing 125,399 square feet or 2.879 acres. All bearings based on the east right-of-way line of Grand Avenue as having a bearing of North 00 degrees 44 minutes 49 seconds West.

- (14) Lot 336, except that part now in Main Street, and also Lots 337 and 338, except the west two feet thereof taken for widening of Main Street, Block 27, McGee's Addition, a subdivision lying in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

is hereby rezoned from Districts M1-5 (Manufacturing 1, Dash 5), B4-5 (Heavy Business/Commercial, Dash 5), and DC-15 (Downtown Core, Dash 15), but not including the existing UR (Urban Redevelopment) zones and the District CX/O (Adult Entertainment Overlay) zone, to District DX-15, all as shown outlined on a map marked Section 88-20A0903, 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 in accordance with Section 88-11 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 and Development Code have been given and had.

Section C. That this ordinance shall take effect on May 1, 2013.

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I hereby certify that as required by Chapter 88, 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