

ORDINANCE NO. 041374

Rezoning an area of approximately 76.59 acres generally located at the southwest corner of High Grove Road and Raytown from Districts GPO and GPR-1 to District GPA, and approving a development plan for the same. (10436-GP-3)

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 80-11A0602, rezoning an area of approximately 76.59 acres generally located at the southwest corner of High Grove Road and Raytown from Districts GPO (General Planned Office) and GPR-1 (General Planned Low-Density Residential) to District GPA (General Planned Agricultural), said section to read as follows:

Section 80-11A0602. That an area legally described as:

All that part of the north one-half of Section 20, Township 47, Range 32, Kansas City, Jackson County, Missouri, Described as follows: Commencing at the northeast corner of the west one-half of the northeast quarter of Section 20: thence south 0 degrees 00" east, along the east line of said west one-half, a distance of 1012 feet, to the point of beginning; thence north 90 degrees 00' west, a distance of 358.5 feet; thence south 1 degree 10' west, a distance of 231.5 feet; thence south 29 degrees 40' west, a distance of 52 feet; thence south 0 degrees 25' west, a distance of 115 feet; thence south 29 degrees 05' west, a distance of 55 feet, thence south 83 degrees 05' west, a distance of 172 feet; thence north 72 degrees 40' west, a distance of 184 feet; thence north 1 degrees 30' west, a distance of 204 feet; thence north 2 degrees 00' east, a distance of 83 feet; thence north 24 degrees 00' east, a distance of 156 feet; thence northwesterly and northerly, along a curve to the right having a radius of 275 feet, a central angle of 66 degrees 00' west, an Initial tangency bearing of north 66 degrees 00' west, a distance of 316.78 feet, to the point of tangency; thence north 0 degrees 00' east, along a line 865 feet west of and parallel with said east line, a distance of 736 feet more or less, to the north line of the northeast quarter of said Section 20; thence westerly, along said north line, to a line 280.72 feet east of and parallel with the west line of said northeast quarter; thence southerly along said parallel line, to a line 420 feet south of and parallel with the north line of said Section 20; thence westerly, parallel with said north line, to the west line of the east 13.5 acres of the northeast quarter of the northwest quarter of said Section 20; thence southerly, along said west line, to the southwest corner of said east 13.5 acres; thence southerly along the east line of the west 26.5 acres of the southeast quarter of the northwest quarter of said Section 20, to the southeast corner thereof; thence easterly, along the south

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line of the north One-half of said section 20, to the southeast corner of the west one-half of the northeast quarter of said Section 20; thence northerly, along the east line of said west one-half to the point of beginning, except that part in roads.

The East 13.5 acres of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼), Except the North 420 feet thereof; the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) except the West 26.5 acres thereof; the West Half (W1/2) of the Northeast Quarter (NE ¼), except the North 420 feet of the West 280.72 feet thereof; except that part taken for public roads, all in Section 20, Township; 47 North, Range 32 West, in Kansas City, Jackson County, Missouri.

All that part of the west one-half of the northeast quarter of Section 20, Township 47, Range 32, Kansas City, Jackson County, Missouri, described as follows: Commencing at the northeast corner of said west one-half; thence south 0 degrees 00' east, along the east line of said west one-half, a distance of 1012 feet; thence north 90 degrees 00' west, a distance of 358.5 feet, to the point of beginning; thence continuing north 90 degrees 00' west, a distance of 231.5 feet, to a point of curvature; thence westerly and northwesterly, along a curve to the right, having a radius of 275 feet; a central angle of 24 degrees 00', a distance of 115.19 feet; thence south 24 degrees 00' west, a distance of 156 feet; thence south 2 degrees 00' west, a distance of 83', thence south 1 degree 30' east, a distance of 204', thence south 72 degrees 40' east a distance of 184', thence north 83 degrees 05' east, a distance of 172', thence north 29 degrees 05' east, a distance of 55', thence north 0 degrees 25' east, a distance of 115', thence north 29 degrees 40' east, a distance of 52', thence north 1 degree 10' east, a distance of 231.5', to the point of beginning except that part in roads.

is hereby rezoned from Districts GPO (General Planned Office) and GPR-1 (General Planned Low-Density Residential) to District GPA (General Planned Agricultural), all as shown outlined on a map marked Section 80-11A0544, 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 have been given and hearings have been held as required by the Zoning Ordinance.

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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