

**ORDINANCE NO. 030168**

**Approving an amendment to a previously approved preliminary plan in District CP-2 (Local Planned Business Center) on approximately a 73.76 acre tract of land generally located on the east side of State Line Road between Blue Ridge Boulevard and 135th Street, for the purpose of deleting an approximately 17.72 acre tract of land from said preliminary plan. (7260-CP-170)**

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved preliminary plan in District CP-2 (Local Planned Business Center) on approximately a 73.76 acre tract of land generally located on the east side of State Line Road between Blue Ridge Boulevard and 135th Street, and more specifically described as follows:

All that part of the North One-Half of Fractional Section 19, Township 47, Range 33, Kansas City, Jackson County, Missouri, being described as follows: Commencing at the southwest corner of the North One-Half of said Fractional Section 19; thence North 0°13'22" East, along the west line of said North One-Half, 218.37 feet; thence South 89°46'38" East, 73.24 feet to a point on the east right of way line of State Line Road, as now established, said point being also the true point of beginning of the tract to be herein described; thence North 0°06'26" East, along said east right of way line, 640.01 feet; thence North 89°53'34" West, along said east right of way line, 12.74 feet; thence North 0°09'59" East, along said east right of way line, 1750.59 feet to its intersection with the south right of way line of Blue Ridge Boulevard, as now established; thence South 85°50'30" East, along said south right of way line, 661.33 feet; thence South 0°31'19" West, 609.71 feet; thence South 45°30'13" East, 115.51 feet; thence South 89°33'44" East, 388.36 feet; thence South 0°34'26" East, 778.18 feet; thence easterly, along a curve to the left, tangent to the last described course, having a radius of 250.00 feet, a central angle of 63°02'46", an arc distance of 275.09 feet; thence South 63°37'13" East, 713.11 feet; thence southeasterly, along a curve to the right, tangent to the last described course, having a radius of 250.00 feet, a central angle of 67°01'23", an arc distance of 292.44 feet; thence South 3°24'10" West, 421.99 feet to a point on the north right of way line of Missouri State Highway No. 150, as now established; thence North 84°09'47" West, along said north right of way line, 1464.24 feet; thence westerly, along said southerly right of way line, on a curve to the left, having an initial tangent bearing of North 65°23'20" West, a radius of 1422.21 feet, a central angle of 20°15'05", an arc distance of 502.69 feet; thence North 55°00'22" West, along said north right of way line, 93.69 feet to the true point of beginning. Containing 73.76 acres, more or less.

for the purpose of deleting therefrom an approximately 17.72 acre tract of land, more specifically described as follows:

A tract of land in North One-Half of Fractional Section 19, Township 47, Range 33, Kansas City, Jackson County, Missouri, being described as follows: Commencing at the southeast corner of the North One-Half of said Fractional Section 19; thence North 86°11'44" West, along the south line of said North One-Half, 70.82 feet; thence North 03°48'16" East, 29.53 feet to the point on the northerly right of way line of W. 135th Street, as now established, said point being the true point of beginning of the tract to be herein described; thence North 84°10'00" West, along said northerly right of way line, 959.32 feet to the southwest corner of Lot 1, South Market - First Plat, a subdivision in Kansas City, Jackson County, Missouri; thence North 00°09'46" East (Plat - North 00°10'26" East), 1057.19 feet to the northeast corner thereof, being also a point on the southerly right of way line of W. 133rd Street, as now established; thence North 87°01'14" East (Plat - North 87°01'54" East) along said southerly right of way line and its easterly prolongation, 64.04 feet to a point on the centerline of Inverness Drive, as now established; thence southeasterly, along said centerline, along a curve to the right, having an initial tangent bearing of South 10°28'51" East, a radius of 250.00 feet and a central angle of 53°08'26", an arc distance of 231.87 feet; thence South 63°37'17" East, along said centerline, 713.66 feet; thence southerly, along said centerline, on a curve to the right, tangent to the last described course, having a radius of 250.00 feet and a central angle of 67°01'23", an arc distance of 292.44 feet; thence South 03°24'06" West, along said centerline, 424.39 feet to the true point of beginning. Containing 771.891 square feet or 17.72 acres, more or less.

so that the remaining tract of land of approximately 56.14 acres, more specifically described as follows:

All that part of the North One-Half of Fractional Section 19, Township 47, Range 33, Kansas City, Jackson County, Missouri, being described as follows: Commencing at the southwest corner of the North One-Half of said Fractional Section 19; thence North 0°13'22" East, along the west line of said North One-Half, 218.38 feet; thence South 89°46'38" East, 73.24 feet to a point on the east right of way line of State Line Road, as now established, said point being also the true point of beginning of the tract to be herein described; thence North 0°10'02" East, along said east right of way line, 638.61 feet; thence North 89°52'11" West, along said east right of way line, 12.74 feet; thence North 0°11'22" East, along said east right of way line, 1751.21 feet to its intersection with the south right of way line of Blue Ridge Boulevard, as now established; thence South 85°50'30" East, along said south right of way line, 661.49 feet; thence South 0°31'19" West, 609.07 feet; thence South 45°30'13" West, 115.89 feet; thence South 89°33'44" East, 388.36 feet; thence South 0°34'26" East,

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779.04 feet; thence southerly, along a curve to the left, tangent to the last described course, having a radius of 250.00 feet, a central angle of 09°15'59", an arc distance of 40.43 feet; thence South 87°01'47" West, 63.45 feet; thence South 0°10'19" West, 1057.19 feet to a point on the north right of way line of Missouri State Highway No. 150, as now established; thence North 84°09'21" West, along said north right of way line, 505.19 feet; thence westerly, along said southerly right of way line, on a curve to the left, having an initial tangent bearing of North 65°22'44" West, a radius of 1422.21 feet, a central angle of 20°16'16", an arc distance of 500.55 feet; thence North 55°00'22" West, along said north right of way line, 95.03 feet to the true point of beginning. Containing 56.14 acres, more or less.

is hereby approved, subject to the following conditions:

1. That the developer cause the area to be platted and processed in accordance with Chapter 66, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Subdivision Regulations.
2. That the developer submit a storm drainage study for the entire development to the City Engineer's Office for approval and that the developer make any improvements as required by the City Engineer's Office.
3. That the developer submit plans for grading and siltation and erosion control to the City Engineer's Office for approval prior to beginning any construction activities.
4. That the developer secure a land disturbance permit from the Department of Public Works prior to beginning any construction, grading, clearing or grubbing activities, if the disturbed area exceeds one acre.
5. That the developer secure a land disturbance permit from the Missouri Department of Natural Resources.
6. That the developer install hard surface roads and provide for fire protection as required by the Fire Department prior to construction beyond foundations.
7. That the developer extend sanitary sewers as required by the Department of Public Works.
8. That the developer extend water mains as required by the Water Services Department.

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9. That the developer secure the approval of the Missouri Department of Transportation prior to working within any State right of way.
10. That the developer install the traffic signal at Blue Ridge Boulevard and State Line Road as required by the Department of Public Works.
11. That the developer submit a final plan to the City Plan Commission for approval, including plans for grading, landscaping, signage and photometric study.

A copy of said amendment is on file in the office of the City Clerk under Document No. 030168, which is attached hereto and made a part hereof.

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.

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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.

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Secretary, City Plan Commission

Approved as to form and legality:

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Assistant City Attorney